

NEW BUSINESS

REFERRAL

10-15-19.

**PLANNING AND  
ECONOMIC  
DEVELOPMENT  
STANDING  
COMMITTEE**

**OFFICE OF CONTRACTING  
AND PROCUREMENT**

October 9, 2019

HONORABLE CITY COUNCIL:

The Purchasing Division of the Finance Department recommends a Contract with the following firm(s) or person(s):

6000438      100% Block Grant Funding – AMEND 3 – To Provide Administrative and Implementation Services for the City’s 0% Interest Home Repair Loan Program. This Amendment includes an Extension of the Contract Term and an Increase in Funds. – Contractor: Local Initiatives Support Corporation – Location: 660 Woodward Avenue, Suite 1600, Detroit, MI 48226 – Contract Period: Upon City Council Approval through June 30, 2020 – Increase Contract Amount: \$1,431,236.00 – Total Contract Amount: \$11,251,236.00. **HOUSING AND REVITALIZATION**

Respectfully submitted,

Boysie Jackson, Chief Procurement Officer  
Office of Contracting and Procurement

**BY COUNCIL MEMBER**           **TATE**          

**RESOLVED**, that Contract No. 6000438 referred to in the foregoing communication dated October 9, 2019, be hereby and is approved.

Alton James  
Chairperson  
Lauren Hood, MCD  
Vice Chair/Secretary

Marcell R. Todd, Jr.  
Director

# City of Detroit

**CITY PLANNING COMMISSION**  
208 Coleman A. Young Municipal Center  
Detroit, Michigan 48226  
Phone: (313) 224-6225 Fax: (313) 224-4336  
e-mail: [cpc@detroitmi.gov](mailto:cpc@detroitmi.gov)

18

Brenda Goss Andrews  
Damion W. Ellis  
David Esparza, AIA, LEED  
Gregory Pawlowski  
Frederick E. Russell, Jr.  
Angy Webb

October 11, 2019

## HONORABLE CITY COUNCIL

**RE:** Request of Wayne County Community College District (WCCCD) for PCA (Public Center Adjacent) Special District Review of proposed signs on the Downtown Campus Buildings at 901 W. Fort Street. **(RECOMMEND APPROVAL)**

## REQUEST

The City Planning Commission (CPC) has received a request from Wayne County Community College District (WCCCD) for PCA (Public Center Adjacent) Special District Review of proposed signs to be located at 901 W. Fort Street. This request is being made consistent with the provisions of Section 50-3-222 of the Detroit Zoning Ordinance.

## PROPOSED PROJECT

The petitioner proposes to install seven new signs on the buildings of the Downtown Campus. This is the first phase of signs to be reviewed; the overall plan calls for a total of 19 signs.

**Office Building** - Three of the new signs are proposed for the Office Building located at the corner of West Fort and Third Streets. One sign will be located above the main entrance on the front of the building and one over the rear entrance. A third sign is proposed near the top of the building as an identification sign facing Fort Street. Generally, 2.6 square feet of signage is allowed per lineal foot of building frontage up to a maximum of 500 square feet for the building. Based on the building's frontage, 873 square feet would be allowed, therefore the 500 square foot maximum controls. The proposed signs total 496 square feet, complying with the size allowed.

**Main Building** - One sign is proposed for the main building. The sign is proposed to be 115 square feet and located above an entrance. This building is also large enough to warrant the entire 500 square feet of signage. Three additional signs are proposed for this building in a future phase.

**Health & Wellness Education and Sports Center** - Three signs are proposed for the new Health & Wellness Education building which is currently under construction. Two of the signs are large identification signs proposed for the front (Fort Street) and rear (parking lot) facades. The third sign is proposed above the entrance near the northeast corner of the building. Two additional signs are proposed in a future phase.

Based on the size of this building, 819 square feet of signage would be allowed if not for the 500 square foot maximum. The three signs in this phase total 750 square feet. For developments that require City Council approval, the 500 square foot maximum may be waived per Section 4-4-7(a). In this case, because the building is very large and not all of the signs will be visible from one vantage point, the additional area is justifiable.

#### **REVIEW & ANALYSIS – PCA District Review Criteria**

There are eighteen PCA District Review Criteria listed in Section 50-11-97 of the Zoning Ordinance. Only one applies specifically to signage:

(11) Signage and graphics should be tastefully designed to be visually appealing and in character with surrounding development; they should provide needed information, direction and orientation in a clear and concise manner.

*Generally, WCCCD's Downtown Campus does not stand out. Appropriate signage is necessary to identify the campus and assist the public in locating an important institution. Although several of the signs are rather large, due to the size of the buildings and the nature of the use, additional signage is reasonable.*

#### **Design**

The Planning & Development Department has reviewed the proposed signage and recommends approval. A formal letter is forthcoming.

#### **CONCLUSION & RECOMMENDATION**

Consistent with the above, the City Planning Commission recommends approval of the seven proposed signs. The additional signs will be reviewed in a future application.

Respectfully submitted,

ALTON JAMES, CHAIRPERSON

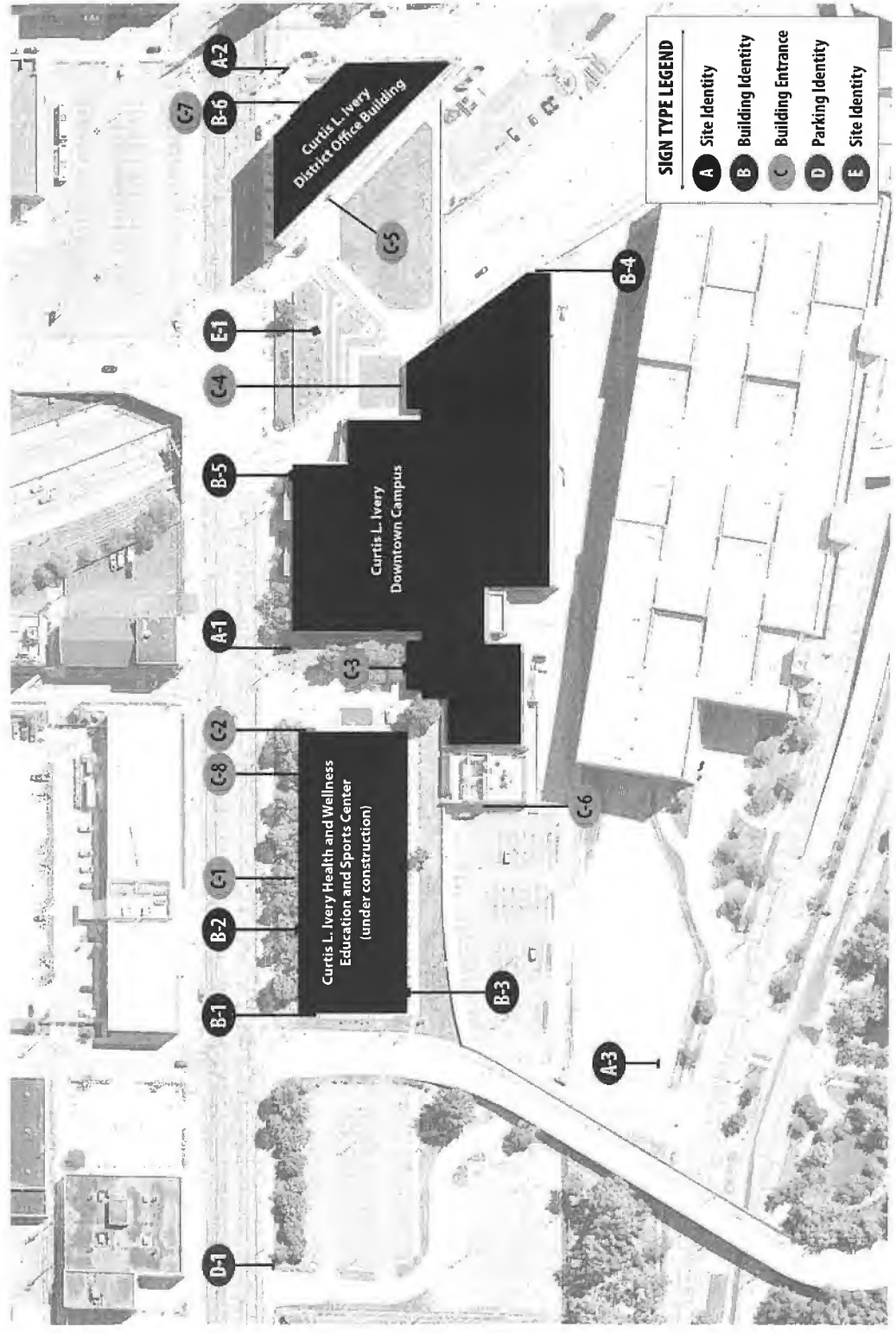


Marcell R. Todd, Jr., Director  
Jamie J. Murphy, Staff

Attachment: Sign Plans for WCCCD

cc: Arthur Jemison, Director, PDD  
Katy Trudeau, Deputy Director, PDD  
David Bell, Director, BSEED

<b>AECOM</b> 27774 Peachtree Road Suite 200 Atlanta, GA 30329 Phone: 404.521.4000	Wayne County Community College District 200 North 1st Street Suite 1000 Atlanta, GA 30303	 Wayne County Community College District	Wayne County Community College District Curtis L. Ivery Central Educational Complex Wayfinding Signage Design Intent Documents	These drawings express visual design intent only. Final engineering, materials, and fabrication are the responsibility of the architect.  The content of this document is subject to the design intent requirements outlined in the Specifications.	Date Issued: 04/04/19 PRICING SET Revisions:	Project from: AMN, NR, MAA	Sign Location Plan	<b>AG-202</b>
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# Curtis L Ivery

## Health & Wellness Education Center

**NOTE: SEE PAGE 2 FOR LED AND POWER SUPPLY INFO**

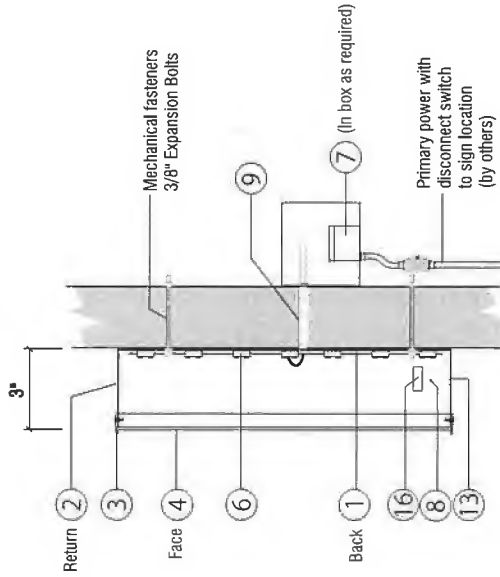
**NOTE:** 3M 3635-222 Day/Night vinyl on the North Elevation only



**NOTE:** The South Elevation will be just the white acrylic face with no Day/Night vinyl!



NOTE: SOUTH ELEVATION WILL BE WHITE DURING DAY AND NIGHT  
NO DAY/NIGHT FILM



**SECTION DETAIL (N.T.S.)**

[illegible]

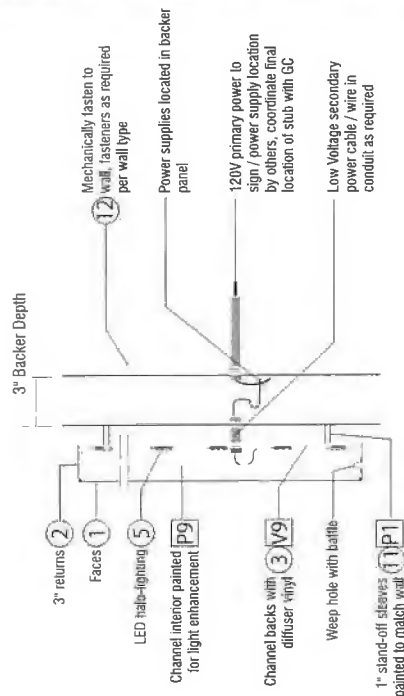


**SECTION DETAIL (N.T.S.)**

[illegible]

 <b>Allen Industries</b> YOUR BRAND IS OUR BUSINESS 419.841.6656 / 800.338.9773 www.allenindustries.com		<b>JOB #</b> <b>SF#</b> <b>QTY. 1</b> <b>Lighted Letters</b>	<b>QUANTITY</b> <b>QTY. 1</b>	<b>SCALE:</b> 3/16" = 1" - 0"	<b>FILENAME:</b> WCCC-DWI-19-LL-B6-P <b>SHEET PERSON:</b> Jennifer January <b>DATE:</b> 10/27/2019	<b>ADDRESS:</b> 801 W. Ford St. Detroit, MI 48226	<b>COMPANY:</b> Wayne County Community College <b>CONTACT:</b> Jennifer January 419.841.6656	<b>DATE:</b> 10/27/2019 <b>TIME:</b> 10:27 AM <b>USER:</b> jjanuary	ELECTRICAL TO BE UL LISTED COMPLIANT WITH ALL CITY & STATE STANDARDS
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NOTE: SEE LED AND POWER SUPPLY INFO ON PAGE 2



### HALO-LIT LETTER DETAIL

Scale: n.t.s

[illegible][illegible]



C-5 and C-7

27' 5"

3'

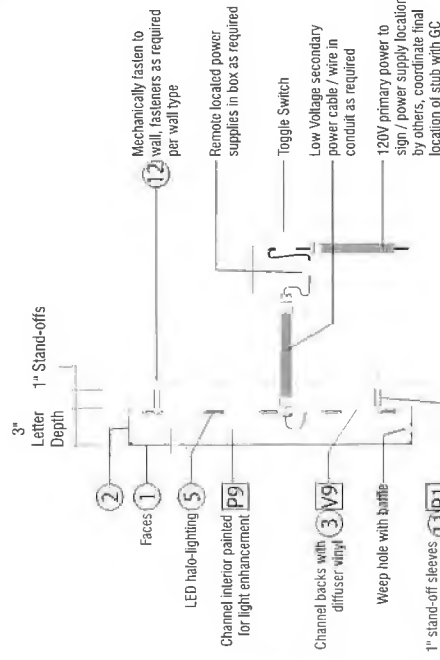
1' 1/2"

2' 1/2"

1' 1/2"

Curtis L Ivery District Office

NOTE: SEE LED AND POWER SUPPLY INFO ON PAGE 2



## HALO-LIT LETTER DETAIL

SIGN C-5 ELEVATION

[illegible]

Curtis L Ivery Central Educational Complex

I

27' 2"

26' 2"

3' 0"

1' 0"

3' 0"

PI 2

PI 1

PI 3

PI 4

## BILL OF MATERIALS

Part #	DESCRIPTION
1	.090" Brushed aluminum #4 Horizontal Finish
2	.063" aluminum sheet
3	1/8" Tufftek clear polycarbonate sheet
4	-
5	GE Tetra MAX GEMM 2471-W1
6	GE Tetra LED Power Supply GEPS24-100U-GLX
7	-
8	1/8" thick aluminum sheet
9	1/4" x 1-1/2" Nelson weld studs w/ hardware
10	-
11	1" stand-off sleeves
12	Mechanical fasteners (TBD per wall type)
13	-
14	-
15	-
16	-
17	-

## COLOR SPECS

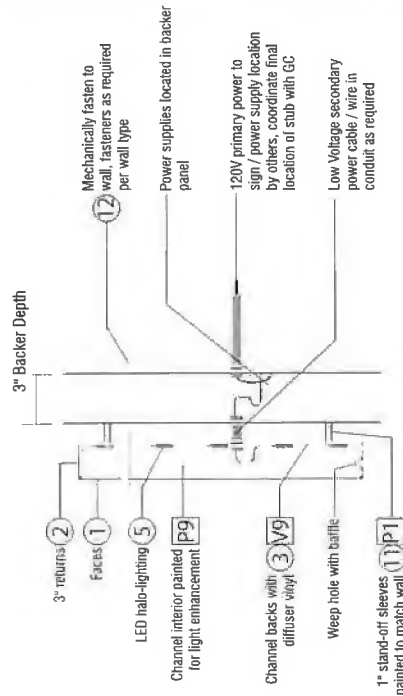
Brushed Aluminum Horizontal Grain  
Match building per survey  
Akzo Nobel White (light enhancement paint)  
3M 3635-70 White (trans) diffuser vinyl

## FABRICATION NOTES

- 3" reverse channel halo-lit ID letters mounted on a 3" backer
  - Fabricated aluminum channels painted as noted
  - Clear polycarbonate backs with White diffuser vinyl
- White LED halo-lighting


## INSTALL NOTES

- Channels mechanically fasten to fascia / wall surface, fastener type as required with 1" stand-off sleeves
- Remote locate LED power supplies (drivers)



## HALO-LIT LETTER DETAIL

Scale: n.t.s.

JO# 07	QTY. 1	Reverse Halo Lighted Letters on Backer	SCALE 3/16" = 1'-0"	 Underwriters Laboratories Inc. MADE IN U.S.A. ELECTRIC SIGN
SF# JOB NAME: Wayne County Community College ADDRESS: 501 W. Fort St., DAYTON, OH 45426	SIGN TYPE/ QUANTITY 3/16" x 1" x 1"	TEL# NAME: OHIO-CCJ, Joliet, IL 300 SALE# PERSON: Jennifer Jarmon ORDER# / DATE: K1 W/ght 3-5-19	SHEET 1 OF 2	

## EXHIBIT D

RESOLUTION CALLING A PUBLIC HEARING REGARDING  
APPROVAL OF THE BROWNFIELD PLAN OF THE  
CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
FOR THE OSI ART APARTMENTS @ WEST END REDEVELOPMENT

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The following preamble and resolution were offered by Member \_\_\_\_\_ and supported by Member \_\_\_\_\_:

WHEREAS, the City of Detroit, County of Wayne, Michigan (the "City") is authorized by the provisions of Act 381, Public Acts of Michigan, 1996 ("Act 381"), to create a brownfield redevelopment authority; and

WHEREAS, pursuant to Act 381, the City Council of the City duly established the City of Detroit Brownfield Redevelopment Authority (the "Authority"); and

WHEREAS, in accordance with the provisions of Act 381, the Authority has prepared a Brownfield Plan for the Osi Art Apartments @ West End Redevelopment (the "Plan") and submitted the Plan to the Community Advisory Committee for review and comment; and

WHEREAS, after receipt of the recommendation of the Community Advisory Committee to approve the, the Authority has approved the Plan and forwarded it to City Council with a request for its approval; and

WHEREAS, prior to approval of the Plan, the City Council is required to hold a public hearing in connection with consideration of the Plan pursuant to Act 381.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Council hereby acknowledges receipt of the Plan from the Authority.

2. A public hearing is hereby called on Thursday, the 31<sup>st</sup> day of October, 2019 at 10:10 AM, prevailing Eastern Time, in the Council Chambers, 13<sup>th</sup> Floor of the Coleman A. Young Municipal Center in the City to consider adoption by the City Council of a resolution approving the Plan.

3. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

4. The City Clerk is requested to submit three (3) certified copies of this resolution to the DBRA, 500 Griswold Street, Suite 2200, Detroit, MI 48226.

AYES: Members \_\_\_\_\_

\_\_\_\_\_

NAYS: Members \_\_\_\_\_

RESOLUTION DECLARED ADOPTED.

WAIVER OF RECONSIDERATION

\_\_\_\_\_  
Janice Winfrey, City Clerk  
City of Detroit  
County of Wayne, Michigan

**RESOLUTION APPROVING BROWNFIELD PLAN  
OF THE CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
FOR THE OSI ART APARTMENTS @ WEST END REDEVELOPMENT PROJECT**

City of Detroit  
County of Wayne, Michigan

---

**WHEREAS**, pursuant to 381 PA 1996, as amended ("Act 381"), the City of Detroit Brownfield Redevelopment Authority ("Authority") has been established by resolution of the City Council of the City of Detroit (the "City") for the purpose of promoting the revitalization of eligible properties in the City; and

**WHEREAS**, under Act 381 the Authority is authorized to develop and propose for adoption by City Council a brownfield plan for one (1) or more parcels of eligible property; and

**WHEREAS**, pursuant to the resolution establishing the Authority and the bylaws of the Authority, the Authority has submitted a proposed Brownfield Plan for the Osi Art Apartments @ West End Redevelopment Project (the "Plan"); and

**WHEREAS**, the Authority submitted the Plan to the Community Advisory Committee for consideration on September 11, 2019, per the provisions of the resolution establishing the Authority, and a public hearing was conducted by the Authority on September 17, 2019 to solicit comments on the proposed Plan; and

**WHEREAS**, the Community Advisory Committee recommended approval of the Plan on September 11, 2019; and

**WHEREAS**, the Authority approved the Plan on October 9, 2019 and forwarded it to the City Council with a request for its approval of the Plan; and

**WHEREAS**, the required notice of the public hearing on the Plan was given in accordance with Section 13 of Act 381; and

**WHEREAS**, the City Council held a public hearing on the proposed Plan on October 31, 2019.

**NOW, THEREFORE, BE IT RESOLVED, THAT:**

1. Definitions. Where used in this Resolution the terms set forth below shall have the following meaning unless the context clearly requires otherwise:

“Eligible Activities” or “eligible activity” shall have the meaning described in Act 381.

“Eligible Property” means the property designated in the Plan as the Eligible Property, as described in Act 381.

“Plan” means the Plan prepared by the Authority, as transmitted to the City Council by the Authority for approval, copies of which Plan are on file in the office of the City Clerk.

“Taxing Jurisdiction” shall mean each unit of government levying an ad valorem property tax on the Eligible Property.

2. Public Purpose. The City Council hereby determines that the Plan constitutes a public purpose.

3. Best Interest of the Public. The City Council hereby determines that it is in the best interests of the public to promote the revitalization of environmentally distressed areas in the City to proceed with the Plan.

4. Review Considerations. As required by Act 381, the City Council has in reviewing the Plan taken into account the following considerations:

(a) Portions of the property designated in the Plan meets the definition of Eligible Property, as described in Act 381, including consideration of the criteria of “facility” as defined in Act 381;

(b) The Plan meets the requirements set forth in section 13 of Act 381.

(c) The proposed method of financing the costs of eligible activities is feasible and the Authority has the ability to arrange the financing.

(d) The costs of eligible activities proposed are reasonable and necessary to carry out the purposes of Act 381.

(e) The amount of captured taxable value estimated to result from adoption of the Plan is reasonable.

5. Approval and Adoption of Plan. The Plan as submitted by the Authority is hereby approved and adopted. A copy of the Plan and all amendments thereto shall be maintained on file in the City Clerk’s office.

6. Preparation of Base Year Assessment Roll for the Eligible Property.

(a) Within 60 days of the adoption of this Resolution, the City Assessor shall prepare the initial Base Year Assessment Roll for the Eligible Property in the Plan. The initial Base Year Assessment Roll shall list each Taxing Jurisdiction levying taxes on the Eligible Property on the effective date of this Resolution and the amount of tax revenue

derived by each Taxing Jurisdiction from ad valorem taxes on the Eligible Property, excluding millage specifically levied for the payment of principal and interest of obligations approved by the electors or obligations pledging the unlimited taxing power of the local governmental unit.

(b) The City Assessor shall transmit copies of the initial Base Year Assessment Roll to the City Treasurer, County Treasurer, Authority and each Taxing Jurisdiction which will have Tax Increment Revenues captured by the Authority, together with a notice that the Base Year Assessment Roll has been prepared in accordance with this Resolution and the Plan approved by this Resolution.

7. Preparation of Annual Base Year Assessment Roll. Each year within 15 days following the final equalization of the Eligible Property, the City Assessor shall prepare an updated Base Year Assessment Roll. The updated Base Year Assessment Roll shall show the information required in the initial Base Year Assessment Roll and, in addition, the Tax Increment Revenues for each Eligible Property for that year. Copies of the annual Base Year Assessment Roll shall be transmitted by the Assessor to the same persons as the initial Base Year Assessment Roll, together with a notice that it has been prepared in accordance with the Plan.

8. Establishment of Project Fund; Approval of Depository. The Authority shall establish a separate fund for the Eligible Property subject to this Plan, which shall be kept in a depository bank account or accounts in a bank or banks approved by the Treasurer of the City. All moneys received by the Authority pursuant to the Plan shall be deposited in the Project Fund for the Eligible Property. All moneys in the Project Fund and earnings thereon shall be used only in accordance with the Plan and Act 381.

9. Use of Moneys in the Project Fund. The moneys credited to the Project Fund and on hand therein from time to time shall be used annually to first make those payments authorized by and in accordance with the Plan and any development agreement governing such payments and then to the Local Brownfield Revolving Fund, as authorized by Act 381:

10. Return of Surplus Funds to Taxing Jurisdictions. The Authority shall return all surplus funds not deposited in the Local Brownfield Revolving Fund proportionately to the Taxing Jurisdictions.

11. Payment of Tax Increment Revenues to Authority. The municipal and the county treasurers shall, as ad valorem and specific local taxes are collected on the Eligible Property, pay the Tax Increment Revenues to the Authority for deposit in the Project Fund. The payments shall be made not more than 30 days after the Tax Increment Revenues are collected.

12. Disclaimer. By adoption of this Resolution and approval of the Plan, the City assumes no obligation or liability to the owner, developer, lessee or lessor of the Eligible Property for any loss or damage that may result to such persons from the adoption

of this Resolution and Plan. The City makes no guarantees or representations as to the ability of the Authority to capture tax increment revenues from the State and local school district taxes for the Plan.

13. Repealer. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

14. The City Clerk is requested to submit four (4) certified copies of this Resolution to the DBRA, 500 Griswold Street, Suite 2200, Detroit, MI 48226

AYES:       Members

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NAYS:       Members

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RESOLUTION DECLARED ADOPTED.

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Janice Winfrey, City Clerk  
City of Detroit  
County of Wayne, Michigan

WAIVER OF RECONSIDERATION IS REQUESTED



I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Detroit, County of Wayne, State of Michigan, at a regular meeting held on \_\_\_\_\_, 2019, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

---

Janice Winfrey, City Clerk  
City of Detroit  
County of Wayne, Michigan



October 10, 2019

Honorable City Council  
City of Detroit  
1340 Coleman A. Young Municipal Center  
Detroit, Michigan 48226

**Re: Osi Art Apartments @ West End Brownfield Redevelopment Plan**

Dear Honorable Council Members:

The enclosed Brownfield Plan for the Osi Art Apartments @ West End Redevelopment Project (the "Plan") (Exhibit A), was submitted by the Detroit Brownfield Redevelopment Authority Board (the "DBRA") and to the Community Advisory Committee (the "CAC"). The Plan was considered and reviewed by the CAC at its September 11, 2019 meeting and a public hearing was held by the DBRA on September 17, 2019 to solicit public comments. The Committee's communication to the City Council and the DBRA, dated September 11, 2019 (Exhibit B), recommending approval of the Plan, including the excerpt of the minutes of the CAC meeting pertaining to the plan and the minutes the public hearing held by the DBRA, are enclosed for the City Council's consideration.

On October 9, 2019, the DBRA adopted a resolution (Exhibit C) approving the Plan and authorizing the submission of a copy of its resolution and the Plan to the City Clerk, together with a request that the Detroit City Council call a public hearing concerning the Plan and to take all other actions to approve the Plan in accordance with Act 381.

The Plan is now presented to the City Council for approval. The Detroit City Council will, after publication of the notices, hold a public hearing on the Plan. After the public hearing, the City Council shall determine whether the Plan constitutes a public purpose and, if so, may approve or reject the Plan or approve it with modifications.

**Project Introduction**

3820 West End, LLC is the project developer (the "Developer") for the Plan which entails the construction of a mixed-use development on the Property. The redevelopment, currently referred to as "The Osi Art Apartments @ West End," is planned to consist of first floor commercial-use square footage with an estimated 30 residential units on the upper floors. The proposed structure will be fronted along Grand River Avenue with tenant parking to the rear of the building. The Property is presently vacant with no structures.

The total investment is estimated to be \$6.6 million. The Developer is requesting \$360,172.00 in TIF reimbursement.

There will be 53 temporary construction jobs and 2 FTE job. The 2 FTE jobs will be related to property management.

Property Subject to the Plan

The eligible property (the "Property") consists of one (1) parcel bounded to the north by a public alley; to the south by Grand River Avenue; by Avery Street to the west beyond a vacant adjacent parcel; and by the Patterson Dog and Cat Hospital at 3800 Grand River Avenue to the east.

Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) the Property was previously utilized as commercial as well as industrial purposes; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the Property is determined to be a facility.

Eligible Activities and Projected Costs

The "eligible activities" that are intended to be carried out at the Property are considered "eligible activities" as defined by Sec 2 of Act 381, because they include environmental assessment activities, due care activities and additional response activities (department-specific activities), exterior foundation demolition and development and preparation of a brownfield plan and Act 381 work plan(s). The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. The eligible activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years.

Tax Increment Financing (TIF) Capture

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property after approval of this Plan pursuant to the terms of a Reimbursement Agreement with the DBRA.

**COSTS TO BE REIMBURSED WITH TIF**

1. Environmental Assessment Activities	\$16,850.00
2. Department Specific Activities	\$95,048.00
3. Demolition	\$60,000.00
4. Infrastructure Improvements	\$50,000.00
5. Site Preparation	\$30,884.00
6. Storm Water Management	\$50,000.00
7. Brownfield Plan & Work Plan Preparation	\$14,500.00
8. Contingency (15%)	\$42,890.00
<b>Total Reimbursement to Developer</b>	<b>\$360,172.00</b>
9. Authority Administrative Costs	\$122,693.00
10. State Brownfield Redevelopment Fund	\$60,436.00
11. Local Brownfield Revolving Fund	\$274,650.00
<b>TOTAL Estimated Costs</b>	<b>\$817,951.00</b>

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is seeking additional incentives, which will include local and/or state approval of a Commercial Rehabilitation Act PA 210 Tax Abatement.

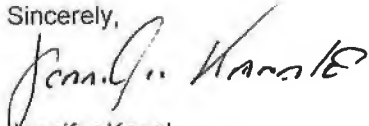
Honorable City Council  
October 10, 2019  
3

DBRA's Request

The DBRA is respectfully requesting the following actions from the City Council:

- a.) October 15, 2019  
City Council adoption of the Resolution (Exhibit D), setting the Osi Art Apartments @ West End Brownfield Redevelopment Plan public hearing, as approved by the Planning and Economic Development Standing Committee Chair and the City of Detroit Clerk, for October 31, 2019 at 10:10 AM in the Council Chambers, 13<sup>th</sup> Floor of the Coleman A. Young Municipal Center, located at 2 Woodward Avenue, Detroit, Michigan.
- b.) October 31, 2019, 10:05 AM  
Discussion with taxing jurisdictions regarding the fiscal impact of the Plan.
- c.) October 31, 2019, 10:10 AM  
Public Hearing at City Council's Planning and Economic Development Standing Committee concerning the Osi Art Apartments @ West End Brownfield Redevelopment Plan.
- d.) November 5, 2019  
City Council adoption of the Resolution approving the Osi Art Apartments @ West End Brownfield Redevelopment Plan (Exhibit E).

Sincerely,



Jennifer Kanalos  
Authorized Agent

- c City Clerk  
Marcel Todd  
Irvin Corley, Jr.  
David Whitaker  
Derrick Headd  
Marcel Hurt  
DeAndree Watson  
Kevin Johnson  
Malinda Jensen  
Matthew Walters  
Allen Rawls  
Brian Vosburg  
Stephanie Washington

EXHIBIT A

CITY OF DETROIT  
BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN FOR THE  
THE OSI ART APARTMENTS @ WEST END  
REDEVELOPMENT PROJECT

Prepared by:

3820 West End, LLC  
52 East Forest Avenue  
Detroit, Michigan 48201  
Contact Person: Roderick Hardamon  
Phone: (917) 673-2102

AND

The Mannik & Smith Group, Inc.  
65 Cadillac Square, Suite 3311  
Detroit, Michigan 48226  
Contact Person: Matthew N Danus  
Phone: (216) 378-1490

September 6, 2019

**CITY OF DETROIT  
BROWNFIELD REDEVELOPMENT AUTHORITY  
BROWNFIELD PLAN**

**TABLE OF CONTENTS**

I.	INTRODUCTION	I-1
II.	GENERAL PROVISIONS	
A.	Description of Eligible Property	II-2
B.	Basis of Eligibility	II-3
C.	Summary of Eligible Activities	II-4
D.	Estimate of Captured Taxable Value and Tax Increment Revenues; Impact of Tax Increment Financing on Taxing Jurisdictions	II-5
E.	Plan of Financing; Maximum Amount Indebtedness	II-7
F.	Duration of Plan	II-7
G.	Effective Date of Inclusion	II-8
H.	Displacement/Relocation of Individuals on Eligible Property	II-8
I.	Local Brownfield Revolving Fund (LBRF)	II-8
J.	Brownfield Redevelopment Fund	II-8
K.	Developer's Obligations, Representations and Warrants	II-8
III.	ATTACHMENTS	
A.	Site Map	A-1
B.	Legal Description	B-1
C.	Project Description	C-1
D.	Supportive Letters	D-1
E.	Estimated Cost of Eligible Activities	E-1

F. TIF Tables	F-1
G. BSE&E Acknowledgement and Other Environmental Documents	G-1
H. Incentive Chart	H-1

## **I. INTRODUCTION**

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In order to promote the revitalization of environmentally distressed and blighted areas within the boundaries of the City of Detroit, Michigan (the “City”), the City has established the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) pursuant to Michigan Public Act 381 of 1996, as amended (“Act 381”).

The primary purpose of this Brownfield Plan (“Plan”) is to promote the redevelopment of and private investment in certain “brownfield” properties within the City. Inclusion of property within this Plan will facilitate financing of environmental response and other eligible activities at eligible properties and will also provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as “brownfields.” By facilitating redevelopment of brownfield properties, this Plan is intended to promote economic growth for the benefit of the residents of the City and all taxing units located within and benefited by the DBRA.

This Plan is intended to apply to the eligible property identified in this Plan and, if tax increment revenues are proposed to be captured from that eligible property, to identify and authorize the eligible activities to be funded by such tax increment revenues.

This Plan is intended to be a living document, which may be modified or amended in accordance with the requirements of Act 381, as necessary to achieve the purposes of Act 381. A subsequent change to the identification or designation of a developer for the eligible property after the approval of this Plan by the governing body shall not necessitate an amendment to this Plan, affect the application of this Plan to the eligible property, or impair the rights available to the DBRA under this Plan. The applicable sections of Act 381 are noted throughout the Plan for reference purposes. This Plan describes the project to be completed (see Attachment C) and contains all the information required by Section 13(2) of Act 381.



## II. GENERAL PROVISIONS

---

### A. Description of the Eligible Property (Section 13 (2)(h)) and the Project

The site comprising the eligible property consists of a single parcel, currently addressed as 3834 West Grand River Avenue, Detroit, Michigan, which is a “facility,” as defined in Part 201 of Michigan Public Act 451 (1994), as amended. The parcel and all tangible personal property located thereon will comprise the eligible property and is collectively referred to herein as the “Property.”

Attachment A includes a map of the Property. The Property is located along the Grand River corridor in the Woodbridge neighborhood, more specifically within the West End Gallery District. The Property is bounded to the north by a public alley; to the south by Grand River Avenue; by Avery Street to the west beyond a vacant adjacent parcel; and by the Patterson Dog and Cat Hospital at 3800 Grand River Avenue to the east.

Parcel information is outlined below.

Address	3834 West Grand River Avenue (pending change will be to 3820 West Grand River Avenue)
Parcel ID	08001182-4
Owner	3820 West End, LLC
Legal Description	Land situated in the City of Detroit, County of Wayne, State of Michigan, described as follows:  Lots 7 through 9, both inclusive, Block 3 of Avery and Murphy’s Subdivision of out lots 8 and 9 Lognon Farm and out lots 100, 101, 104, 105 and the northerly 358.64 feet of out lot 106 and westerly 71 feet of out lot 97, according to the plat thereof recorded in Liber 9 of Plats, Page 42 of Wayne County Records.

3820 West End, LLC is the project developer (the “Developer”) and acquired the Property on May 9, 2019. The proposed project is a mixed-use redevelopment of the Property. The Property is presently vacant with no structures; however the foundations of former structures remain. These foundations will be removed from the Property to facilitate the redevelopment. The redevelopment, currently referred to as “The Osi Art Apartments @ West End,” is planned to consist of first floor commercial-use square footage with residential units on the upper floors. The proposed structure will be fronted along Grand River Avenue with tenant parking to the rear of the building. It is currently anticipated that eligible activities will begin within 18 months of Plan approval by the governing body and construction is anticipated to be completed within three years after this Plan is approved by the governing body. The project description provided herein is a summary of the proposed redevelopment at the time of the adoption of the Plan. The actual redevelopment may vary from the project description provided herein, without necessitating an

amendment to this Plan, so long as such variations are not material and arise as a result of changes in market and/or financing conditions affecting the project and/or are related to the addition or immaterial removal of amenities to the project. All material changes, as determined by DBRA in its sole discretion, to the project description are subject to the approval of the DBRA staff and shall be consistent with the overall nature of the proposed development, its proposed public purpose, and the purposes of Act 381. Attachment C provides a detailed description of the proposed project and eligible activities to be completed at the Property (the "Project"), and Attachment D includes letters of support for the Project.

**B. Basis of Eligibility (Section 13 (2)(h) and Section 2 (p))**

The Property is considered an "eligible property" as defined by Act 381, Section 2 because: (a) the Property was previously utilized as commercial as well as industrial purposes; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the Property is determined to be a facility.

The Mannik & Smith Group, Inc. completed a Phase II Environmental Site Assessment ("ESA") of the Property dated January 17, 2019, which identified volatile organic compounds ("VOCs") in excess of the soil volatilization to indoor air inhalation criteria ("SVIIC"). Based on laboratory analytical results, the Property meets the definition of a facility, as defined in Michigan Department of Environment, Great Lakes and Energy ("EGLE") Part 201 of the NREPA, Michigan Public Act ("PA") 451, 1994, as amended. Additionally, the City of Detroit Building, Safety, Engineering & Environment Department ("BSEED") has reviewed the results of the Phase I ESA, the Phase II ESA, and the Baseline Environmental Assessment ("BEA") reports and concurs with the facility designation per Part 201. A copy of the BSEED determination form can be found in Attachment G.

**C. Summary of Eligible Activities and Description of Costs (Section 13 (2)(a),(b))**

The eligible activities that are intended to be carried out at the Property are considered eligible activities as defined by Section 2(o) of Act 381, because they include environmental assessment activities, department specific activities and additional response activities, exterior foundation demolition and the development and preparation of a brownfield plan and Act 381 work plan(s).

A summary of the eligible activities and the estimated cost of each eligible activity intended to be paid for with Tax Increment Revenues from the Property are shown in the table attached hereto as Attachment E. The eligible activities described in Attachment E are not exhaustive. Subject to the approval of DBRA staff in writing, additional eligible activities may be carried out at the Property, without requiring an amendment to this Plan, so long as such eligible activities are permitted by Act 381 and the costs of such eligible activities does not exceed the total costs stated in Attachment E.

Unless otherwise agreed to in writing by the DBRA, all eligible activities shall commence within eighteen (18) months after the date the governing body approves this Plan and be completed within three (3) years after approval of the Michigan Strategic Fund ("MSF") work plan, if applicable, or three (3) years after execution of the Reimbursement Agreement (as that term is defined below). Any long-term monitoring or operation and maintenance activities or obligations that may be required will be performed in compliance with the terms of this Plan and any documents prepared

pursuant to this Plan.

The Developer desires to be reimbursed for the costs of eligible activities incurred by it. Some eligible activities may commence prior to the adoption of this Plan and to the extent permitted by Act 381 shall be reimbursable pursuant to the Reimbursement Agreement. Tax Increment Revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property pursuant to the terms of a Reimbursement Agreement, to be executed by the DBRA and the Developer after approval of this Plan (the "Reimbursement Agreement"), to the extent permitted by Act 381. In the event this Plan contemplates the capture of Tax Increment Revenue derived from "taxes levied for school operating purposes" (as defined by Section 2(uu) of Act 381 and hereinafter referred to as "School Taxes"), the Developer acknowledges and agrees that DBRA's obligation to reimburse the Developer for the cost of eligible activities with tax increment revenue derived from Local Taxes, or Specific Taxes that are considered Local Taxes, (as these capitalized terms are defined by Act 381) is contingent upon: (i) the Developer receiving at least the initial applicable work plan approvals by the MSF and the Michigan Department of Environment, Great Lakes, and Energy ("EGLE"), as may be required pursuant to Act 381; or (ii) the Developer providing the DBRA with evidence, satisfactory to DBRA, that the Developer has the financial means to complete the project without the capture of, and subsequent reimbursement with, the contemplated School Taxes.

The costs listed in Attachment E are estimated costs and may increase or decrease depending on the nature and extent of environmental contamination and other unknown conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement and Act 381. The Reimbursement Agreement and this Plan will dictate the total cost of eligible activities subject to payment or reimbursement, provided that the total cost of eligible activities subject to payment or reimbursement under the Reimbursement Agreement shall not exceed the estimated costs set forth in Attachment E. As long as the total costs are not exceeded, line item costs of eligible activities may be adjusted after the date this Plan is approved by the governing body, to the extent the adjustments do not violate the terms of the approved EGLE or MSF work plan.

**D. Estimate of Captured Taxable Value and Tax Increment Revenues (Section 13(2)(c)); Beginning Date of Capture of Tax Increment Revenues (Section (13)(2)(f)); Impact of Tax Increment Financing on Taxing Jurisdictions (Section 13(2)(g))**

This Plan anticipates the capture of tax increment revenues to reimburse the Developer for the costs of eligible activities under this Plan in accordance with the Reimbursement Agreement. Subject to Section 13(b)16 of Act 381, a table of estimated tax increment revenues to be captured is attached to this Plan as Attachment F.

Tax increments are projected to be captured and applied to (i) reimbursement of eligible activity costs and payment of DBRA administrative and operating expenses, (ii) make deposits into the State Brownfield Redevelopment Fund, and (iii) make deposits into the DBRA's Local Brownfield Revolving Fund, as follows:

Exhibit A  
The Osi Art Apartments @ West End  
Brownfield Redevelopment Plan

	Reimbursement Costs	BRA Admin. Reimbursement	State Revolving Fund	Local Revolving Fund
<u>School Capture</u>				
State Education Tax (SET)	\$ 44,102		\$ 60,436	\$ 16,335
School Operating Tax	\$ 264,609			\$ 98,009
<u>Local Capture</u>				
Wayne Co	\$ 1,233	\$ 2,939		\$ 3,839
WC Jails	\$ 1,168	\$ 2,785		\$ 3,639
WC Parks	\$ 306	\$ 730		\$ 954
WC HCMA	\$ 265	\$ 632		\$ 826
WC RESA	\$ 120	\$ 287		\$ 374
WC RESA SP ED	\$ 4,194	\$ 9,999		\$ 13,065
WC RESA ENH	\$ 2,491	\$ 5,938		\$ 7,759
WC Comm College	\$ 4,036	\$ 9,622		\$ 12,572
General City	\$ 24,847	\$ 59,240		\$ 77,401
Library	\$ 5,767	\$ 13,749		\$ 17,964
WC Tax	\$ 7,034	\$ 16,771		\$ 21,912
<b>TOTALS</b>	<b>\$ 360,172</b>	<b>\$ 122,693</b>	<b>\$ 60,436</b>	<b>\$ 274,650</b>

In addition, the following taxes are projected to be generated but shall not be captured by the DBRA during the life of this Plan.

Zoo	\$ 972
DIA	\$ 1,945
Debt Service	\$ 87,519
School Debt	\$ 126,417
<b>TOTAL</b>	<b>\$ 216,854</b>

The Developer anticipates approval of a tax abatement under the Commercial Rehabilitation Development District Tax Act, PA 210 of 2005 ("PA210"), as amended, for up to 10 years. If the PA210 is approved, this tax abatement will reduce the property-tax obligations of the Property for the period applicable under the approved abatement certificate, thereby reducing the amount of Tax Increment Revenues available under this Plan. Assumption of this reduction is included in the tax capture projections provided with this Plan.

In no event shall the duration of this Plan exceed thirty-five (35) years following the date of the governing body's resolution approving this Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (5) of Section 13 of Act 381 or 30 years. Further, in no event shall the beginning date of the capture of Tax Increment Revenues be later than five (5) years after the date of the governing body's resolution approving this Plan or such other date as authorized by Act 381.

**E. Plan of Financing (Section 13(2)(d)); Maximum Amount of Indebtedness (Section 13(2)(e))**

The eligible activities are to be financed solely by the Developer. The DBRA will reimburse the Developer for the cost of approved eligible activities, but only from tax increment revenues generated from the Property. No advances have been or shall be made by the City or the DBRA for the costs of eligible activities under this Plan.

All reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan are intended to authorize the DBRA to fund such reimbursements and does not obligate the DBRA or the City to fund any reimbursement or to enter into the Reimbursement Agreement providing for the reimbursement of any costs for which tax increment revenues may be captured under this Plan, or which are permitted to be reimbursed under this Plan. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by this Plan, will be provided solely under the Reimbursement Agreement contemplated by this Plan. Unless otherwise agreed upon by the Developer, the DBRA, and the State of Michigan, the DBRA shall not incur any note or bonded indebtedness to finance the purposes of this Plan. Reimbursements under the Reimbursement Agreement shall not exceed the cost of Eligible Activities permitted under this Plan.

**F. Duration of Plan (Section 13(2)(f))**

Subject to Section 13b(16) of Act 381, the beginning date of capture of Tax Increment Revenues for each eligible property shall occur in accordance with the Tax Increment Financing (TIF) table described in Exhibit F. In no event, however, shall this Plan extend beyond the maximum term allowed by Section 13(2)(f) of Act 381 for the duration of this Plan. Furthermore, this Plan, or any subsequent amendment thereto, may be abolished or terminated in accordance with Section 14(8) of Act 381 in the event of any of the following:

- a. The governing body may abolish this Plan (or any subsequent amendment thereto) when it finds that the purposes for which this Plan was established have been accomplished; and
- b. The governing body may terminate this Plan (or any subsequent amendment thereto) if the project for which eligible activities were identified in this Plan (or any subsequent amendment thereto) fails to occur with respect to the eligible property for at least two (2) years following the date of the governing body resolution approving this Plan (or any subsequent amendment thereto), provided that the governing body first does both of the following: (i) gives 30 days' written notice to the Developer at its last known address by certified mail or other method that documents proof of delivery attempted; and (ii) provides the Developer with an opportunity to be heard at a public meeting.

Notwithstanding anything in this subsection to the contrary, this Plan (or any subsequent amendment thereto) shall not be abolished or terminated until the principal and interest on bonds, if any, issued under Section 17 of Act 381 and all other obligations to which the tax increment revenues are pledged have been paid or funds sufficient to make the payment have been identified or segregated.

**G. Effective Date of Inclusion in Brownfield Plan**

The Property will become a part of this Plan on the date this Plan is approved by the governing body.

**H. Displacement/Relocation of Individuals on Eligible Property (Section 13(2)(i-l))**

There are no persons or businesses residing on the eligible property and no occupied residences or businesses will be acquired or cleared, therefore there will be no displacement or relocation of persons or businesses under this Plan.

**I. Local Brownfield Revolving Fund ("LBRF") (Section 8; Section 13(2)(m))**

The DBRA has established a Local Brownfield Revolving Fund ("LBRF"). The LBRF will consist of all tax increment revenues authorized to be captured and deposited in the LBRF, as specified in Section 13(5) of Act 381, under this Plan and any other plan of the DBRA. It may also include funds appropriated or otherwise made available from public or private sources.

The amount of tax increment revenue authorized for capture and deposit in the LBRF is estimated at \$274,650.00. All funds, if any, deposited in the LBRF shall be used in accordance with Section 8 of Act 381.

**J. Brownfield Redevelopment Fund (Section 8a; Section 13(2)(m))**

The DBRA shall pay to the Department of Treasury at least once annually an amount equal to 50% of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, that are captured under this Plan for up to the first twenty-five (25) years of the duration of capture of tax increment revenues for each eligible property included in this Plan. If the DBRA pays an amount equal to 50% of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on a parcel of eligible property to the Department of Treasury under Section 13b(14) of Act 381, the percentage of local taxes levied on that parcel and used to reimburse eligible activities for the Project under this Plan shall not exceed the percentage of local taxes levied on that parcel that would have been used to reimburse eligible activities for the Project under this Plan if the 50% of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on that parcel were not paid to the Department of Treasury under Section 13b(14) of Act 381.

**K. Developer's Obligations, Representations and Warrants**

The Developer and its affiliates shall comply with all applicable laws, ordinances, executive orders, or other regulations imposed by the City or any other properly constituted governmental authority with respect to the Property and shall use the Property in accordance with this Plan. The Developer, at its sole cost and expense, shall be solely responsible for and shall fully comply with all applicable federal, state, and local relocation requirements in implementing this Plan.

The Developer represents and warrants that a Phase I Environmental Site Assessment ("ESA"), and if appropriate, a Phase II ESA, BEA, and due care plan, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act (MCL 324.20101 *et seq.*), have been or will be performed on the Property (the "Environmental Documents"). Attached hereto as Attachment G is the City of Detroit's BSEED acknowledgement of its receipt of the Phase I ESA, the Phase II ESA and the BEA reports.

The Developer further represents and warrants that the Project does not and will not include a City of Detroit Land Bank Authority, Wayne County Land Bank Authority or State of Michigan Land Bank financing component.

Except as otherwise agreed to by the DBRA, any breach of a representation or warranty contained in this Plan shall render the Plan invalid, subject to the Developer's reasonable opportunity to cure as described in the Reimbursement Agreement.

### **III. ATTACHMENTS**



## **ATTACHMENT A**

### **Site Maps**





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**Figure 1: Site Location**  
**3834 Grand River Avenue**  
**Detroit, Michigan**

**Notes**

USGS Quadrangle, 7.5' Series Topographic  
Detroit, MI-ON 1968 Revised 1980

0 1,000 2,000 Feet







## **ATTACHMENT B**

### **Legal Descriptions of Eligible Property to which the Plan Applies**

Address	3834 West Grand River Avenue (Now 3820 West Grand River Avenue)
Parcel ID	08001182-4
Owner	3820 West End, LLC
Legal Description	<p>Land situated in the City of Detroit, County of Wayne, State of Michigan, described as follows:</p> <p>Lots 7 through 9, both inclusive, Block 3 of Avery and Murphy's Subdivision of out lots 8 and 9 Lognon Farm and out lots 100, 101, 104, 105 and the northerly 358.64 feet of out lot 106 and westerly 71 feet of out lot 97, according to the plat thereof recorded in Liber 9 of Plats, Page 42 of Wayne County Records.</p>

## **ATTACHMENT C**

### **Project Description**



## The Osi @ West End

The Development Team is comprised of the development firms URGE Development Group LLC and N’Namdi Holdings led by Roderick Hardamon and George N’Namdi, respectively. The Team is committed to enhancing the City of Detroit by curating unique real estate spaces that focus on the social and economic integration of the surrounding neighborhoods. Building on the momentum along the Grand River Corridor and the Woodbridge, North Corktown and Core City neighborhoods, the West End Gallery District is envisioned as a local and regional destination that celebrates arts and culture and is home to creative entrepreneurs. This district—defined by Grand River Avenue between Canfield and Martin Luther King Jr. Boulevard—will support emerging businesses, development opportunities, and cultural activities.

Just north of District Detroit, the team commenced to create Detroit’s first destination for art galleries, the West End Gallery District located in Greater Corktown. The West End will showcase a moderate density mixed-use area where galleries, retail, restaurants, bars, and creative businesses coexist with nearby residential neighborhoods through the utilization of creativity as a driver for sustainable and equitable development.

The Osi @ West End (“The Osi”) development is an exciting opportunity to demonstrate commitment to equitable development throughout the City of Detroit. As such, the standard of this revitalization must honor the architectural roots of Detroit. The Osi will help the Grand River corridor attract a critical mass of activity and customers by improving the aesthetic and focusing on the underserved retail needs of the area.

The Osi will provide residential units that provide a new set of housing options to both existing and new residents to the area. The Osi will consist of approximately 30 units including studios, one bedroom, and two-bedroom apartments. Built with an emphasis on efficiency and design, The Osi offers new units to the greatest number of people, while creating an attractive, high demand housing product. Our target resident demographic includes university students and faculty from Wayne State University and professionals seeking viable options that are outside, but within a short commute, of the city center and surrounding communities.



The first floor of The Osi will house an estimated 5,000 square feet of retail space plaza that activates the Grand River Avenue block between Avery and Commonwealth streets. The Osi will be home to an art gallery and a mix of food options, coffee shops and other amenities that will be attractive to its residents and the surrounding communities.

### **Developer Bios**

#### ***N’Namdi Holdings – led by George N’Namdi***

George N’Namdi has been a force in the Detroit area for more than three decades. Dr. N’Namdi and his gallery, The G. R. N’Namdi Gallery on E. Forest Avenue, were a catalyst for transforming a formerly derelict area located on the block bounded by E. Forest on the north, Garfield on the south, Woodward on the west and John R on the east, into a thriving arts centre and historically designated area called the Sugar Hill Arts District. He co-developed the Sugar Hill Arts District with the development company East Forest Art Project, LLC, with whom he then partnered to develop the N’Namdi Center complex, which houses the N’Namdi Center for Contemporary Art, SEVA restaurant, The Black Box, a retail space, a performing arts theater, and an outdoor patio area.



#### ***URGE Development Group – led by Roderick Hardamon***

URGE Development Group is a real estate development and business innovation firm based in Detroit, MI. URGE brings unique perspectives to complex strategic problems. The firm is led by Roderick A. Hardamon, a former successful Wall Street executive. Mr. Hardamon leverages his twenty years of experience in strategy, business innovation, mergers and acquisitions, real estate and operational transformation to enhance and accelerate each development and business it engages.

Over the past two decades, Roderick has advised on the acquisition of over \$50 million in real estate transactions including residential, commercial and office buildings. In addition, he has invested in and/or developed over 20 projects ranging from single family rehabilitations to multi-family projects.





**ATTACHMENT D**

**Supportive Letters**



CITY OF DETROIT  
PLANNING AND DEVELOPMENT DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE SUITE 808  
DETROIT, MICHIGAN 48226  
(313) 224-1339 • TTY: 711  
(313) 224-1310  
WWW.DETROITMI.GOV

August 28, 2019

Ms. Jennifer Kanalos  
Authorized Agent  
Detroit Brownfield Redevelopment Authority  
500 Griswold, Suite 2200  
Detroit, Michigan 48226

**RE: The Osi Art Apartments @ West End Brownfield Redevelopment Plan**

Dear Ms. Kanalos,

The Detroit Brownfield Redevelopment Authority (DBRA) has asked that the Planning and Development Department to review and comment on the Osi Art Apartments @ West End Brownfield Redevelopment Plan (the "Plan").

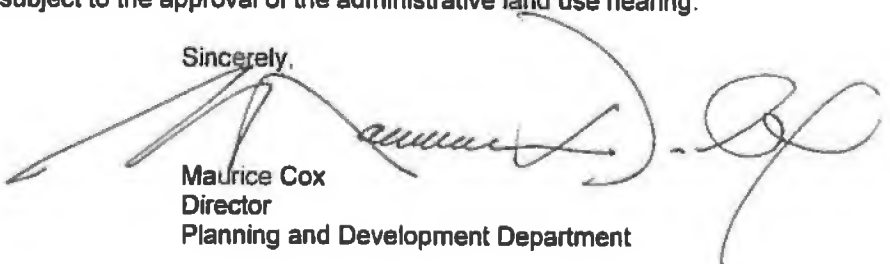
3820 West End, LLC is the project developer ("Developer"). The property in the Plan is located on one parcel located along the Grand River corridor in the Woodbridge neighborhood, more specifically within the West End Gallery District. The property is bounded by a public alley to the north, a commercial property to the east, Grand River Avenue to the south, and a vacant parcel to the west.

The proposed Development consists of the construction of a five-story, 30 residential unit, mixed-use building with 5,000 square feet of retail space on the first floor. The 30 residential units will be comprised of studio, one bedroom and two-bedroom units. The building will be fronted along Grand River Avenue with 23 parking spaces to the rear of the building, with additional parking to be located off-site.

The development will activate an important parcel in the emerging West End Gallery District in the Woodbridge neighborhood and Grand River corridor of Detroit. Total investment is estimated at \$6.6 million.

The review for this brownfield plan is complete and all comments have been forwarded to the developer. The City will require a special land use hearing before a permit can be issued, as a residential development is conditional land use in this zoning district. The Planning and Development Department recommends approval of the brownfield plan as submitted, with the understanding that the project is subject to the approval of the administrative land use hearing.

Sincerely,



Maurice Cox  
Director  
Planning and Development Department

c: B. Vosburg

August 20th, 2019

City of Detroit  
City Planning Commission  
2 Woodward Avenue, Suite #202  
Detroit, MI 48226

RE: The Osi Art Apartments @ West End Letter of Support

To the Planning Commission,

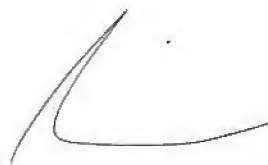
I would like to express my strong support for The Osi Art Apartments @ West End development planned for 3820 Grand River Avenue, bordering the neighborhoods of Woodbridge and North Corktown. As a lifelong Detroit resident and area business owner, currently based in Woodbridge, I am actively engaged with the city and extended district, and support positive additions to our neighborhood, such as this development. Although I am an urban planner by training, I am now primarily a business person, with two popular retail stores in nearby Midtown—City Bird and Nest. I've also spent years studying the city, and have authored the authoritative guidebook to Detroit, *Belle Isle to 8 Mile: An Insider's Guide to Detroit*.

Through the lens of my experience and background, I believe that The Osi Art Apartments @ West End project will be an essential asset to the neighborhood. In addition to further densifying the vital Grand River Corridor, the project will offer amenities to neighborhood residents, entice new residents to relocate to the area, increase walkability, draw retail traffic, and spur spin-off growth and development that will continue to benefit the neighborhood and city—and continue to move the city forward in its revitalization efforts.

I am a friend and associate of Mr. George N'Namdi of the N'Namdi Center for Contemporary Art who is co-developer along with Roderick Hardamon of URGE Development Group for the above-mentioned project.

Please accept this letter of support for the Brownfield Plan of the proposed development referenced above.

Sincerely,

A handwritten signature in dark ink, appearing to be 'Andrew Linn', with a stylized, sweeping line.

Andrew Linn  
Woodbridge neighborhood resident, and area business owner



July 30, 2019

Roderick Hardamon  
3820 West End, LLC  
52 E. Forest  
Detroit, MI 48201

Re: Letter of Support – Brownfield TIF Application  
3820 Grand River Avenue, Detroit, MI

Roderick,

This letter is meant to show the continued intent of Invest Detroit, to provide financial support to 3820 West End, LLC beyond the existing pre-development loan for the purposes of constructing a five-story mixed-use development with 30 residential units totaling 21,000 SF and 5,100 SF of commercial space. However, this letter does not constitute a binding legal obligation of the parties.

The financing support is contingent upon successful ability to secure construction financing, and satisfactory completion of a due diligence period. To that end, Invest Detroit supports your pursuit of Brownfield Tax Increment Financing (TIF) from the Detroit Brownfield Redevelopment Authority (DBRA) as a vital component to the success of the redevelopment of 3820 Grand River.

Sincerely,

A handwritten signature in dark ink, appearing to read "Keona N. Cowan", is written over a faint, light-colored circular stamp.

Keona N. Cowan  
Senior Vice President, Chief Lending Officer

August 16, 2019

City of Detroit  
City Planning Commission  
2 Woodward Avenue, Suite #202  
Detroit, MI 48226

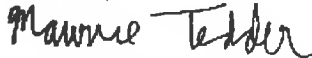
RE: The Osi Art Apartments @ West End

To Whom It May Concern:

I am Maurice Tedder, resident and residential property owner in the proposed development area for **The Osi Art Apartments @ West End, 3820 West Grand River Avenue**. I am also an associate of Mr. George N'Namdi of N'Namdi Holdings and N'Namdi Center for Contemporary Art who is co-developer along with Roderick Hardamon of URGE Development Group for the project above. Please accept this letter of support for the proposed referenced development.

The project, I am sure will be a major improvement in the neighborhood and entice other developers to this area; especially providing residential homes and retail markets for Detroiters and newcomers to our city. The project will also push the City of Detroit forward in revitalization.

Sincerely,

A handwritten signature in black ink that reads "Maurice Tedder". The signature is written in a cursive, flowing style.

Maurice Tedder  
Resident and Residential Property Owner

**ATTACHMENT E**

**Estimated Cost of Eligible Activities Table**

Table 1: The Ost Art Apartments @ West End - Eligible Activities Cost Estimates

Item/Activity	Total Request	MSF Act 381 Eligible Activities	MDEQ Act 381 Eligible Activities
<b>Pre-Approved Activities</b>			
Phase I ESA	\$ 2,300		\$ 2,300
Phase II ESA/BEA/Due Care	\$ 14,550		\$ 14,550
Sub-Total Pre-Approved Activities	\$ 16,850		\$ 16,850
<b>Environmental Remediation Activities</b>			
Contaminated Soil Excavation, Disposal, Backfill Activities	\$ 82,048		\$ 82,048
Oversight, Sampling, and Reporting	\$ 13,000		\$ 13,000
Sub-Total Environmental Remediation Activities	\$ 95,048		\$ 95,048
<b>Demolition Activities</b>			
Building Foundation Demolition	\$ 60,000	\$ 60,000	
Demolition Activities Sub-Total	\$ 60,000	\$ 60,000	
<b>Infrastructure Improvements</b>			
Right-of-Way and Alley Way Improvements	\$ 50,000	\$ 50,000	
Demolition Activities Sub-Total	\$ 50,000	\$ 50,000	
<b>Site Preparation</b>			
Traffic Control, Fencing, Signage, Relocate Utilities	\$ 30,884	\$ 30,884	
Site Preparation Activities Sub-Total	\$ 30,884	\$ 30,884	
<b>Urban Storm Water Management System</b>			
Urban Storm Water Management System	\$ 50,000	\$ 50,000	
Urban Storm Water Management System Activities Sub-Total	\$ 50,000	\$ 50,000	
<b>Brownfield Plan &amp; Act 381 Work Plan Activities</b>			
Plan Preparation and Implementation	\$ 14,500	\$ 7,250	\$ 7,250
Brownfield Plan and WorkPlan Activities Sub-Total	\$ 14,500	\$ 14,500	\$ 14,500
Eligible Activities Sub-Total	\$ 317,282	\$ 205,384	\$ 126,398
<b>Contingency</b>			
Eligible 15% Contingency (not including Brownfield Plan/Work Plan & Phase I ESA/Phase II ESA/ BEA/Due Care)	\$ 42,890	\$ 28,633	\$ 14,257
<b>Developer Eligible Reimbursement Total</b>	\$ 360,172	\$ 234,017	\$ 140,655
TIF Capture for Local Brownfield Revolving Fund	\$ 274,650	\$ -	\$ -
TIF Capture for State Brownfield Redevelopment Fund	\$ 60,436		
Administrative Fees	\$ 122,693	\$ -	\$ -
<b>TOTAL</b>	\$ 817,951	\$ 234,017	\$ 140,655

## **ATTACHMENT F**

### **TIF Tables**



Total Tax Increment	\$	11,400	\$	28,064	\$	59,694	\$	60,297	\$	60,906	\$	61,521	\$	62,142	\$	62,770	\$	63,403	\$	64,043	\$	120,381
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Tax Increment Revenue Capture Estimates  
The Osi Art Apartments @ West End  
3434 West Grand River (Now 3820 West Grand River)  
Detroit, Michigan  
September 2019

**EXHIBIT A: The Osi Art Apartments @ West End**

Estimated Taxable Value (TV) Increase Rate:

	Plan Year						TOTAL
	12	13	14	15	16	17	
Calendar Year	2031	2032	2033	2034	2035	2036	
*Base Taxable Value	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	
Estimated New TV	\$ 1,373,805	\$ 1,387,544	\$ 1,401,419	\$ 1,415,433	\$ 1,429,587	\$ 1,443,883	
Incremental Difference (New TV - Base TV)	\$ 1,361,305	\$ 1,375,044	\$ 1,388,919	\$ 1,402,933	\$ 1,417,087	\$ 1,431,383	

School Capture	Millage Rate						
State Education Tax (SET)	6.0000	\$ 8,168	\$ 8,250	\$ 8,334	\$ 8,418	\$ 8,503	\$ 4,335
School Operating Tax	18.0000	\$ 24,503	\$ 24,751	\$ 25,001	\$ 25,253	\$ 25,508	\$ 13,005
<b>School Total</b>	<b>24.0000</b>	<b>\$ 32,671</b>	<b>\$ 33,001</b>	<b>\$ 33,334</b>	<b>\$ 33,670</b>	<b>\$ 34,010</b>	<b>\$ 17,340</b>
							<b>\$ 120,873</b>
							<b>\$ 362,618</b>
							<b>\$ 483,491</b>

Local Capture	Millage Rate						
City Operating	19.9520	\$ 27,161	\$ 27,435	\$ 27,712	\$ 27,991	\$ 28,274	\$ 28,559
Library	4.6307	\$ 6,304	\$ 6,367	\$ 6,432	\$ 6,497	\$ 6,562	\$ 6,628
Wayne County	0.9897	\$ 1,347	\$ 1,361	\$ 1,375	\$ 1,388	\$ 1,402	\$ 1,417
Wayne County Charter	5.6483	\$ 7,689	\$ 7,767	\$ 7,845	\$ 7,924	\$ 8,004	\$ 8,085
Wayne County Jails	0.9381	\$ 1,277	\$ 1,290	\$ 1,303	\$ 1,316	\$ 1,329	\$ 1,343
Wayne County Parks	0.2459	\$ 335	\$ 338	\$ 342	\$ 345	\$ 348	\$ 352
Huron Clinton Metropolitan Authority	0.2129	\$ 290	\$ 293	\$ 296	\$ 299	\$ 302	\$ 305
Wayne County Special Ed	3.3678	\$ 4,585	\$ 4,631	\$ 4,678	\$ 4,725	\$ 4,772	\$ 4,821
Wayne County RESA	0.0965	\$ 131	\$ 133	\$ 134	\$ 135	\$ 137	\$ 138
Wayne County RESA ENH	2.0000	\$ 2,723	\$ 2,750	\$ 2,778	\$ 2,806	\$ 2,834	\$ 2,863
Wayne County Community College	3.2408	\$ 4,412	\$ 4,456	\$ 4,501	\$ 4,547	\$ 4,592	\$ 4,639
<b>Local Total</b>	<b>41.3227</b>						<b>\$ 31,515</b>

Non-Capturable Millages	Millage Rate						
City Debt	9.0000	\$ 12,252	\$ 12,375	\$ 12,500	\$ 12,626	\$ 12,754	\$ 12,882
School Debt	13.0000	\$ 17,697	\$ 17,876	\$ 18,056	\$ 18,238	\$ 18,422	\$ 18,608
Wayne County DIA	0.2000	\$ 272	\$ 275	\$ 278	\$ 281	\$ 283	\$ 286
Wayne County Zoo	0.1000	\$ 136	\$ 138	\$ 139	\$ 140	\$ 142	\$ 143
<b>Total Non-Capturable Taxes</b>	<b>22.3000</b>						<b>\$ 216,854</b>

<b>Total Tax Increment</b>	<b>\$ 121,595</b>	<b>\$ 122,823</b>	<b>\$ 124,062</b>	<b>\$ 125,314</b>	<b>\$ 126,578</b>	<b>\$ 93,828</b>	<b>\$ 1,368,820</b>
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**Tax Incremental Revenue Reimbursement Allocation Table**  
The Old Art Apartments @ West End  
3434 West Grand River (Now 3820 West Grand River)  
Detroit Michigan  
August 28, 2019

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	85.71%	\$ 308,711		\$ 308,711
Local	14.29%	\$ 51,461		\$ 51,461
<b>TOTAL</b>				
MDEQ	37%	\$ 133,405		\$ 133,405
MSF	63%	\$ 226,767		\$ 226,767

Estimated Total  
Years of Plan: 17

EXHIBIT A: The Old Art Apartments @ West End Brownfield Plan TIR

	2020	2021	2022	2023	2024	2025	2026	2027	2028
<b>Total State Incremental Revenue</b>	\$ 5,700	\$ 14,032	\$ 29,847	\$ 30,148	\$ 30,453	\$ 30,760	\$ 31,071	\$ 31,385	\$ 31,702
<b>State Brownfield Redevelopment Fund (50% of SET)</b>	\$ 713	\$ 1,754	\$ 3,731	\$ 3,769	\$ 3,807	\$ 3,845	\$ 3,884	\$ 3,923	\$ 3,963
<b>State TIR Available for Reimbursement</b>	\$ 4,988	\$ 12,278	\$ 26,116	\$ 26,380	\$ 26,646	\$ 26,915	\$ 27,187	\$ 27,462	\$ 27,739
<b>Total Local Incremental Revenue</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>BRA Administrative Fee (15%)</b>	\$ 855	\$ 2,105	\$ 4,477	\$ 4,522	\$ 4,568	\$ 4,614	\$ 4,661	\$ 4,708	\$ 4,755
<b>Deferred Administrative Fee Annual Total</b>	\$ 855	\$ 2,105	\$ 4,477	\$ 4,522	\$ 4,568	\$ 4,614	\$ 4,661	\$ 4,708	\$ 4,755
<b>Payment of BRA Deferred Administrative Fee</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Deferred BRA Administrative Fee Outstanding Balance</b>	\$ 855	\$ 2,960	\$ 7,437	\$ 11,959	\$ 16,527	\$ 21,141	\$ 25,802	\$ 30,509	\$ 35,265
<b>Local TIR Available for Reimbursement</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total State &amp; Local TIR Available</b>	\$ 4,988	\$ 12,278	\$ 26,116	\$ 26,380	\$ 26,646	\$ 26,915	\$ 27,187	\$ 27,462	\$ 27,739
<b>DEVELOPER</b>									
<b>DEVELOPER Reimbursement Balance</b>	\$ 360,172	\$ 355,144	\$ 342,906	\$ 316,790	\$ 290,410	\$ 263,764	\$ 209,661	\$ 182,200	\$ 154,461
<b>MSF Non-Environmental Costs</b>	\$ 226,767	\$ 226,767	\$ 226,767	\$ 226,767	\$ 226,767	\$ 226,767	\$ 226,767	\$ 226,767	\$ 226,767
<b>State Tax Reimbursement</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Local Tax Reimbursement</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total MSF Reimbursement Balance</b>	\$ 226,767	\$ 226,767	\$ 226,767	\$ 226,767	\$ 226,767	\$ 226,767	\$ 226,767	\$ 226,767	\$ 226,767
<b>MDEQ Environmental Costs</b>	\$ 123,405	\$ 123,405	\$ 123,405	\$ 123,405	\$ 123,405	\$ 123,405	\$ 123,405	\$ 123,405	\$ 123,405
<b>State Tax Reimbursement</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Local Tax Reimbursement</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total MDEQ Reimbursement Balance</b>	\$ 123,405	\$ 123,405	\$ 123,405	\$ 123,405	\$ 123,405	\$ 123,405	\$ 123,405	\$ 123,405	\$ 123,405
<b>Local Only Costs</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Local Tax Reimbursement</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Local Only Reimbursement Balance</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Annual Developer Reimbursement</b>	\$ 4,988	\$ 12,278	\$ 26,116	\$ 26,380	\$ 26,646	\$ 26,915	\$ 27,187	\$ 27,462	\$ 27,739

**TOTAL BROWNFIELD REVOLVING FUND**

<b>LBRF Deposits *</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>State Tax Capture</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Local Tax Capture</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total LBRF Capture</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

\* Up to five years of capture for LBRF deposits after eligible activities are reimbursed. May be taken from DEQ & Local TIR only.

**FOOTNOTES:**

DBRA administrative fee is 15% with a \$100,000 cap. This amount may be adjusted downward or upward based upon a plan's proportionate share of all tax increment revenue available and based upon maximum amounts that an authority can capture for administrative fees per PA 381.

5 years after developer reimbursed goes into LBRF Deposits in first year of lbrf is partial pay balance.



**Tax Incremental Revenue Reimbursement Allocation Table**  
**The Old Art Apartments @ West End**  
**3434 West Grand River (Now 3820 West Grand River)**  
**Detroit Michigan**  
**August 28, 2019**

EXHIBIT A: The Old Art Apartments @ West End Brownfield Plan TIR

**Estimated Capture**

Administrative Fees	\$	122,693
State Brownfield Redevelopment Fund	\$	60,436
Local Brownfield Revolving Fund	\$	274,650

	10	11	12	13	14	15	16	17	TOTAL
	2019	2020	2021	2022	2023	2024	2025	2026	TOTAL
Total State Incremental Revenue	\$ 32,022	\$ 32,345	\$ 32,671	\$ 33,001	\$ 33,334	\$ 33,670	\$ 34,010	\$ 34,349	\$ 483,491
State Brownfield Redevelopment Fund (50% of SET)	\$ 4,003	\$ 4,043	\$ 4,084	\$ 4,125	\$ 4,167	\$ 4,209	\$ 4,251	\$ 4,293	\$ 60,436
State TIR Available for Reimbursement	\$ 28,019	\$ 28,302	\$ 28,587	\$ 28,876	\$ 29,167	\$ 29,462	\$ 29,759	\$ 30,056	\$ 423,055
Total Local Incremental Revenue	\$ -	\$ 46,353	\$ 46,821	\$ 47,293	\$ 47,770	\$ 48,252	\$ 48,739	\$ 49,231	\$ 334,459
BRA Administrative Fee (15%)	\$ 4,803	\$ 11,805	\$ 11,924	\$ 12,044	\$ 12,166	\$ 12,288	\$ 12,412	\$ 12,536	\$ 122,693
Deferred Administrative Fee Annual Total	\$ 4,803	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Payment of BRA Deferred Administrative Fee	\$ -	\$ 34,548	\$ 5,520	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Deferred BRA Administrative Fee Outstanding Balance	\$ 40,068	\$ 5,520	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local TIR Available for Reimbursement	\$ -	\$ -	\$ 29,377	\$ 35,249	\$ 35,605	\$ 35,964	\$ 36,327	\$ 36,691	\$ 211,767
Total State & Local TIR Available	\$ 28,019	\$ 28,302	\$ 57,964	\$ 64,125	\$ 64,772	\$ 65,426	\$ 66,086	\$ 66,747	\$ 694,821
<b>DEVELOPER</b>									
DEVELOPER Reimbursement Balance	\$ 126,442	\$ 98,140	\$ 40,176	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>MSF Non-Environmental Costs</b>									
State Tax Reimbursement	\$ 17,641	\$ 17,819	\$ 18,000	\$ 18,181	\$ 18,364	\$ 18,548	\$ 18,733	\$ 18,918	\$ 226,767
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total MSF Reimbursement Balance	\$ 17,641	\$ 17,819	\$ 18,000	\$ 18,181	\$ 18,364	\$ 18,548	\$ 18,733	\$ 18,918	\$ 226,767
<b>MDEQ Environmental Costs</b>									
State Tax Reimbursement	\$ 10,378	\$ 10,483	\$ 10,589	\$ 10,694	\$ 10,799	\$ 10,904	\$ 11,009	\$ 11,114	\$ 114,344
Local Tax Reimbursement	\$ 46,833	\$ 46,833	\$ 46,833	\$ 46,833	\$ 46,833	\$ 46,833	\$ 46,833	\$ 46,833	\$ 468,333
Total MDEQ Reimbursement Balance	\$ 57,211	\$ 57,316	\$ 57,421	\$ 57,526	\$ 57,631	\$ 57,736	\$ 57,841	\$ 57,946	\$ 582,678
Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Developer Reimbursement	\$ 28,019	\$ 28,302	\$ 57,964	\$ 64,125	\$ 64,772	\$ 65,426	\$ 66,086	\$ 66,747	\$ 694,821

**LOCAL BROWNFIELD REVOLVING FUND**

LBRF Deposits *									
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
* Up to five years of capture for LBRF Deposits after eight									

**Footnotes:**

ORR4 administrative fee is 15% with a \$100,000 cap. This proportionate share of all tax incremental revenue available administrative fees per PA 381.

**ATTACHMENT G**  
**BSEED Acknowledgement**



CITY OF DETROIT  
BUILDINGS, SAFETY ENGINEERING AND ENVIRONMENTAL DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVE., FOURTH FLOOR  
DETROIT, MICHIGAN 48226  
(313) 224-0484 • TTY:711  
WWW.DETROITMI.GOV

August 12, 2019

Jennifer Kanalos  
Detroit Brownfield Redevelopment Authority (DBRA)  
500 Griswold, Suite 2200  
Detroit, Michigan 48226

**RE: DBRA Document Review and Invoice Notice**

Attached please find Exhibit B, approving the environmental documents submitted to the Buildings, Safety Engineering, and Environmental Department for review of the 3820 West End Project located at 3820 W. Grand River for Urge Development/ 3820 West End LLC.

The review of a Phase I Environmental Site Assessment (ESA), Phase II ESA and Baseline Environmental Assessment was completed on August 6, 2019 and Invoice #5691928 in the amount of \$1,500.00 for these services was submitted to your office for payment. Please remit a check payable to the Treasurer, City of Detroit by the due date to complete this activity.

If you have any questions, please contact my office at (313) 471-5115.

Sincerely,

Paul T. Max  
General Manager

PTM

Enclosure

cc: Brian Vosburg

**Attachment B**

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

FROM: DETROIT, BUILDINGS, SAFETY ENGINEERING, AND  
ENVIRONMENTAL DEPARTMENT

PROJECT: 3820 West End LLC / Urge Development Project

DATE: August 12, 2019

The undersigned, from the City of Detroit, Buildings, Safety Engineering, and Environmental Department acknowledges the receipt of the environmental documents listed below, which have been submitted by Mannik & Smith Group on behalf of Urge Development/ 3820 West End LLC, as developer, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the 3820 West End Project.

- 1   Phase I Environmental Site Assessment, pursuant to USEPA's. All  
Appropriate Inquiry using American Society of Testing Materials (ASTM)  
Standard E 1527-13
- 1   Phase II Environmental Site Assessment, pursuant to ASTM Standard  
1903 (if appropriate)
- 1   Baseline Environmental Assessment, pursuant to Part 201 of Michigan's  
Natural Resources and Environmental Protection Act, MCL 324.20101 *et*  
*seq.* (if appropriate).
- Due Care Plan, pursuant to Part 201 of Michigan's Natural Resources and  
Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).

Based upon its review of the above environmental documents and the representations of the developer, the City of Detroit, Buildings, Safety Engineering, and Environmental Department agrees with the environmental consultant that the site is a facility and has determined that the documents received for this project satisfy the DBRA Guidelines.

City of Detroit, Buildings, Safety  
Engineering, and Environmental  
Department

By: Paul J. May

Its: General Manager

**ATTACHMENT H**

**Supplemental Information/Job Incentive Chart**



Incentive Information Chart: The Osi Art Apartments @ West End

Project Type	Incentive Type	Investment Amount	District
Mixed-use	Brownfield/Obsolete Property Rehabilitation Tax Abatement	\$5.0 Million Hard Cost Investment \$6.6 Million Total Investment	General Business District (B4)

Jobs Available							
Construction				Post Construction			
Professional	Non-professional	Skilled Labor	Non-Skilled Labor	Professional	Non-professional	Skilled Labor	Non-Skilled Labor
2	1	10	30	0			2

**1. What is the plan for hiring Detroiters?**

Lewand Building, as the project's general contractor, is well-versed and has an inventory of Detroit-based subcontractors that they intend to utilize during redevelopment activities. The project is expected to create 43 new jobs during the construction phase. The Development team will actively work with Lewand Building to ensure minority and women subcontractors are utilized to the extent possible.

**2. Please give a detailed description of the jobs available as listed in the above chart, i.e: job type, job qualifications, etc.**

Available construction jobs are anticipated to include site supervision, security, demolition, concrete, masonry, carpentry, framing, roofing, window glass and glazing, framing, painting, flooring, tiling plumbing and HVAC and electrical. The Developer anticipates the creation of two full time equivalent permanent jobs related to property management. Additional jobs will be created via the business owners who will be tenants of the commercial spaces.

**3. Will this development cause any relocation that will create new Detroit residents?**

The development will not cause any relocation and is anticipated to create an estimated 30 new residential units in the City of Detroit.

**4. Has the developer reached out to any community groups to discuss the project and/or any potential jobs?**

Based upon the premise that communities are built through collaborative partnerships and/or alliances to improve the vitality of the population. To gain input and feedback from local residents,

business owners, property owners, and community leaders. The Development Team has established partnerships/relationships with the City of Detroit, LISC, Motor City Match and The Knight Foundation to assist with the funding and research of the first phase of the West End Gallery District. Beginning January 2018, Stakeholder engagement has been an integral component of the planning process that govern the proposed development.

In addition, the action steps that have been taken thus far to ensure continuity in community involvement and awareness of the project are as follows:

**Stakeholder / Community Engagement Activities**

[February 2018 to date]

- **Engaged with local neighborhood organizations (ongoing):**
  - Greater Corktown Community meetings
  - North Corktown
  - South Woodbridge Block Club
  - Woodbridge Development Corporation
  - Woodbridge Citizen Council
  - The Detroit arts community for additional input and feedback on the district strategy
- **Presentations have been made to the following groups (ongoing)**
  - Woodbridge Citizens Council (February 2018 / June 2018)
  - Woodbridge Development Corporation Board of Directors (April 2018)
  - Real Estate Executive Council (May 2018)
  - Upcoming presentation: Woodbridge Citizens Council (September 2019 pending approval)
- **Sponsorship**
  - Scripps Park Community / Programming Partner (2018 – current)

**5. When is construction slated to begin?**

Construction is slated to commence winter of 2019

**6. What is the expected completion date of construction?**

18 months following project commencement.

## Exhibit B



September 11, 2019

The Honorable City Council  
City of Detroit  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 1340  
Detroit, Michigan 48226

City of Detroit Brownfield Redevelopment Authority  
Board of Directors  
500 Griswold Street, Suite 2200  
Detroit, Michigan 48226

Re: Recommendation for Approval of the Osi Art Apartments @ West End Brownfield Redevelopment Plan

Honorable Members of the Detroit City Council and the City of Detroit Brownfield Redevelopment Authority Board of Directors:

In accordance with the resolution of the Detroit City Council creating the City of Detroit Brownfield Redevelopment Authority (the "Authority"), the Community Advisory Committee, at its meeting of September 11, 2019, adopted a resolution approving the proposed Brownfield Plan for the Osi Art Apartments @ West End Redevelopment and recommending adoption of this Brownfield Plan by the Authority and City Council.

Please accept this letter of recommendation for approval from the Community Advisory Committee on the Brownfield Plan for the Osi Art Apartments @ West End Redevelopment.

Very truly yours,

By:



Allen Rawls, Chairperson

Community Advisory Committee to the City of Detroit  
Brownfield Redevelopment Authority



**MINUTES OF THE  
DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
PUBLIC HEARING FOR THE  
OSI ART APARTMENTS @ WEST END  
BROWNFIELD REDEVELOPMENT PLAN**

**Tuesday, September 17, 2019  
Goodwill Industries of Greater Detroit  
3111 Grand River Ave., Main Building  
Detroit, MI 48208  
5:30 PM**

In attendance were:

Jennifer Kanalos (DEGC/DBRA)  
Cora Capler (DEGC/DBRA)  
Roderick Hardamon (URGE)  
Benecia Cousin (URGE)  
Izegbe D. N'Namdi (West End Gallery District)  
Ben Gorback (Advance Plumbing)  
Richard Hosey (Hosey Development)  
Evette Napier (WND – Woodbridge)  
Eric Jones (WCC)  
Pamela Jones (WCC)  
Elise Jones (WCC)  
Robert Evans (WCC)  
Jeffrey Moss (Advance Plumbing)  
Carletta Flowers (Advance Plumbing)  
Qahanun Muquaiibu (Advance Plumbing)  
Jason Jones (Property Owner)  
Carol Forsythe (Woodbridge Homeowner)  
Morenike Christian (OBCA Homeowner)  
Kathleen Williams

Ms. Kanalos called the meeting to order at 5:35 PM.

Ms. Kanalos and Ms. Capler informed the hearing of the tax increment financing request per the Brownfield Plan, provided an overview of the project, and answered questions regarding the activities to be reimbursed through tax increment financing.

Mr. Hardamon and Ms. N'Namdi provided details regarding the redevelopment plan for the project location and answered questions regarding the plan for parking, potential tenants for the retail spaces, the plans for greenspace and landscaping, the anticipated groundbreaking and construction timeline, the dimensions of the balconies, the material for the façade, ownership of adjacent properties, the plans for the West End Gallery District and the types of art that are expected to be displayed.

Mr. Jones stated that he loves the design of the project and the developer should be proud that the project has gained the support of residents of the Woodbridge neighborhood.

Ms. Flowers and Mr. Moss provided information regarding the effect of the demolition on the adjacent building and the potential impact of the new construction on the foundation of the adjacent building.



Paper copies of the Brownfield Plan, renderings for the project, and the attached handout were provided.

Three people verbally provided their support for the project, and five people indicated their support for the project on the sign-in sheet. There were no comments received in opposition of the project.

Citing no further public comments, Ms. Kanalos closed the public hearing at 6:13 PM.



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
MINUTES OF THE  
REGULAR COMMUNITY ADVISORY COMMITTEE MEETING  
WEDNESDAY, SEPTEMBER 11, 2019 -- 5:00 PM  
AT DEGC OFFICES  
500 GRISWOLD, SUITE 2200  
DETROIT, MI**

**COMMITTEE MEMBERS  
PRESENT:**

Rick Blocker  
Kamal Cheeks  
Dr. Regina Randall  
Allen Rawls  
Rico Razo  
Simone Sagovac

**COMMITTEE MEMBERS  
ABSENT:**

Michelle Lee  
Brad Lutz  
Sandra Stahl

**OTHERS PRESENT:**

Jennifer Kanalos (DEGC/DBRA)  
Brian Vosburg (DEGC/DBRA)  
Cora Capler (DEGC/DBRA)  
Benecia Cousin (URGE)  
George N'Namdi (N'Namdi Holdings)  
Aamir Farooqi (Banyan)  
Elizabeth Masserang (PM Environmental)  
Peter Procida (Procida)  
Mario Procida (Procida)  
Kate Humphrey (City of Detroit, HRD)  
Jared Fleisher (Bedrock)  
Richard Barr (Honigman)  
Gage Minkley (Bedrock)

### **Brownfield Plan for the Osi Art Apartments @ West End**

Ms. Capler introduced the Brownfield Plan for the Osi Art Apartments @ West End to the CAC members present.

#### Project Introduction

3820 West End, LLC is the project developer (the "Developer") for the Plan which entails the construction of a mixed-use development on the Property. The redevelopment, currently referred to as "The Osi Art Apartments @ West End," is planned to consist of first floor commercial-use square footage with an estimated 30 residential units on the upper floors. The proposed structure will be fronted along Grand River Avenue with tenant parking to the rear of the building. The Property is presently vacant with no structures.

The total investment is estimated to be \$6.6 million. The Developer is requesting \$360,172.00 in TIF reimbursement.

There will be 53 temporary construction jobs and 2 FTE jobs. The 2 FTE jobs will be related to property management.

#### Property Subject to the Plan

The eligible property (the "Property") consists of one (1) parcel bounded to the north by a public alley; to the south by Grand River Avenue; by Avery Street to the west beyond a vacant adjacent parcel; and by the Patterson Dog and Cat Hospital at 3800 Grand River Avenue to the east.

#### Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) the Property was previously utilized as commercial as well as industrial purposes; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the Property is determined to be a facility.

#### Eligible Activities and Projected Costs

The "eligible activities" that are intended to be carried out at the Property are considered "eligible activities" as defined by Sec 2 of Act 381, because they include environmental assessment activities, due care activities and additional response activities (department-specific activities), exterior foundation demolition and development and preparation of a brownfield plan and Act 381 work plan(s). The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. The eligible activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years.

#### Tax Increment Financing (TIF) Capture

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property after approval of this Plan pursuant to the terms of a Reimbursement Agreement with the DBRA.

#### **COSTS TO BE REIMBURSED WITH TIF**

1. Environmental Assessment Activities	\$16,850.00
2. Department Specific Activities	\$95,048.00
3. Demolition	\$60,000.00
4. Infrastructure Improvements	\$50,000.00
5. Site Preparation	\$30,884.00
6. Storm Water Management	\$50,000.00
7. Brownfield Plan & Work Plan Preparation	\$14,500.00
8. Contingency (15%)	\$42,890.00
<b>Total Reimbursement to Developer</b>	<b>\$360,172.00</b>
9. Authority Administrative Costs	\$122,693.00
10. State Brownfield Redevelopment Fund	\$60,436.00

11. Local Brownfield Revolving Fund	\$274,650.00
<b>TOTAL Estimated Costs</b>	<b>\$817,951.00</b>

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement.

#### Other Incentives

The Developer is seeking additional incentives, which will include local and/or state approval of a Commercial Rehabilitation Act PA 210 Tax Abatement.

Attached for the CAC's review and approval were three (3) resolutions: 1.) a resolution supporting the Plan in the event the Committee does not deem it necessary to conduct a CAC public hearing and 2.) a resolution authorizing a public hearing in the project area and 3.) a resolution authorizing a public hearing in the project area and to appoint up to two special CAC members. The public hearing may be held jointly with any public hearing conducted by the Detroit Brownfield Redevelopment Authority.

Mr. N'Namdi provided additional information on the project including the artist to design the exterior façade of the building, Osi, and stated that the building next to the development is owned by Advance Plumbing which has opened a new location on Cass Avenue, and that there will be approximately 7,000-9,000 square feet of residential space. Ms. Cousin stated that the Developer anticipates breaking ground for the project in December 2019, the project is the first mixed use project in the arts and gallery district on Grand River Avenue, the architect for the project is VolumeOne Design Studio and the engineer for the project is Mannik Smith Group, and there will be green features included in the project and the Developer may pursue LEED certification, but the goal is to satisfy HUD's FHA requirements.

Dr. Randall advised that the map of the project location included in the Plan is outdated because it shows the Pelham Junior High School which was renamed to Burton International ten years ago.

Mr. Cheeks asked if there will be any art integrated into the development. Ms. Cousin stated that there is a planned art gallery for a portion of the retail space.

Dr. Randall asked how the façade will be maintained with the artwork. Ms. Cousin stated that the Developer is currently working on a plan for the maintenance of the façade of the building and one of the options of to use EIFS because it maintains color for a longer period of time.

Mr. Razo asked if the neighborhood organizations have been supportive of the project. Ms. Cousin stated that the Developer has been involved with neighborhood stakeholder meetings regarding the project and has received support.

Mr. Razo asked if the Developer has received pushback from the community regarding the modern design of the building. Mr. N'Namdi stated that they have not received any negative feedback regarding the design of the building.

Ms. Cousins stated that there will be a public hearing for the Plan on September 17, 2019.

Mr. Rawls called for a motion recommending approval of the Brownfield Plan for the Osi Art Apartments @ West End.

Mr. Blocker motioned to recommend approval of the Brownfield Plan for the Osi Art Apartments @ West End without a CAC public hearing and without appointing special members. Mr. Razo seconded the motion. DBRA-CAC Resolution Code 19-09-277-01, recommending approval of the Brownfield Plan for the Osi Art Apartments @ West End was approved. Dr. Randall opposed.



# Exhibit C



**CODE DBRA 19-10-277-02**

## **OSI ART APARTMENTS @ WEST END BROWNFIELD REDEVELOPMENT PLAN**

WHEREAS, pursuant to 381 PA 1996, as amended ("Act 381"), the City of Detroit Brownfield Redevelopment Authority (the "DBRA") has been established by resolution of the City Council of the City of Detroit (the "City Council") for the purpose of promoting the revitalization of environmentally distressed areas in the City of Detroit; and

WHEREAS, under Act 381 the DBRA is authorized to develop and propose for adoption by City Council a brownfield plan for one or more parcels of eligible property; and

WHEREAS, in accordance with the policies, procedures and bylaws governing the DBRA, the DBRA has submitted a proposed Brownfield Plan for the **Osi Art Apartments @ West End Redevelopment Project** (the "Plan") to the Community Advisory Committee for its consideration and comment and has solicited comments by the public by publication of notice stating that the proposed Plan has been submitted to the Community Advisory Committee and by conducting a public hearing in the area to which the proposed Plan applies; and

WHEREAS, the Community Advisory Committee has considered the proposed Plan and approved a resolution recommending the approval of the proposed Plan by the DBRA and the City Council as presented by the DBRA; and

WHEREAS, in accordance with the provisions of Act 381, the Board of Directors of the DBRA has considered the proposed Plan and desires to approve the proposed Plan and to request that City Council call a public hearing to consider and adopt a resolution approving the proposed Plan.

### **NOW, THEREFORE, BE IT RESOLVED:**

1. The Board of Directors of the DBRA has determined that the adoption of the Brownfield Plan for the **Osi Art Apartments @ West End Redevelopment Project** is in keeping with the purposes of Act 381 and recommends submittal of the Plan to City Council for approval.
2. The Board of Directors of the DBRA approves the Plan substantially in the form attached hereto and on file with the Secretary of the DBRA.
3. Any Authorized Agent of the DBRA is authorized and directed to submit a certified copy of this Resolution and the Plan to the City Clerk, together with a request that the City Council call a public hearing concerning the Plan and to take all other actions required to approve the Plan in accordance with Act 381.
4. That any one of the officers and any one of the Authorized Agents of the DBRA or any two of the Authorized Agents of the DBRA shall hereafter have the authority to negotiate and execute all documents, contracts, or other papers, and take such other actions, necessary or appropriate to implement the provisions and intent of this Resolution on behalf of the DBRA.

5. That all of the acts and transactions of any officer or authorized agent of the DBRA, in the name and on behalf of the DBRA, relating to matters contemplated by the foregoing resolutions, which acts would have been approved by the foregoing resolutions except that such acts were taken prior to execution of these resolutions, are hereby in all respects confirmed, approved and ratified.

6. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

October 9, 2019



CITY OF DETROIT  
OFFICE OF THE CHIEF FINANCIAL OFFICER  
OFFICE OF DEVELOPMENT AND GRANTS

20

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 1026  
DETROIT, MICHIGAN 48226  
PHONE: 313 • 628-2158  
FAX: 313 • 224 • 0542  
WWW.DETROITMI.GOV

September 30, 2019

The Honorable Detroit City Council  
**ATTN: City Clerk Office**  
200 Coleman A. Young Municipal Center  
Detroit MI 48226

**RE: Authorization to submit a grant application to the State Historic Preservation Office for the Certified Local Government Grant**

The Historic Designation Advisory Board (HDAB) is hereby requesting authorization from Detroit City Council to submit a grant application on behalf of the Model-T Automotive Heritage Complex, Inc., DBA the Ford Piquette Avenue Plant, to the State Historic Preservation Office for the Certified Local Government Grant. The amount being sought is \$82,000.00. There is no required match.

The City of Detroit is one of thirty Certified Local Governments in Michigan, a status which allows HDAB to sponsor grant applications for eligible third parties.

The purpose of the grant is to repair selected area of flooring on the third floor of the historic Ford Piquette Avenue Plant building.

We respectfully request your approval to submit the grant application by adopting the attached resolution.

Sincerely,

Ryan Friedrichs  
Director, Office of Development and Grants

CC:  
Katerli Bounds, Deputy Director, Grants  
Sajjiah Parker, Assistant Director, Grants

CITY CLERK 2019 OCT 14 10:01:06

## Office of Development and Grants

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### RESOLUTION

**Council Member** \_\_\_\_\_

**WHEREAS**, the State Historic Preservation Office (SHPO), Michigan Economic Development Corporation (MEDC), has invited Certified Local Governments, such as the City of Detroit, to apply for federal historic preservation grants; and

**WHEREAS**, the provisions of the Certified Local Government program allow eligible governmental agencies to sponsor applications for nonprofit organizations located within their jurisdictions; and

**WHEREAS**, an application on behalf of the Model-T Automotive Heritage Complex, Inc., a nonprofit organization, for \$82,000.00 in federal funding to repair selected area of flooring on the third floor of the historic Ford Piquette Avenue Plant building, has been prepared by the Legislative Policy Division's staff serving Historic Designation Advisory Board (HDAB) for submission to the SHPO to be considered for a federal historic preservation grant; and

**WHEREAS**, there is no match requirement for this grant; and

**WHEREAS**, if the applied for grant is awarded, and prior to the execution of any grant agreement with SHPO, MEDC, the staff of HDAB will enter into a memorandum of understanding with the Model-T Automotive Heritage Complex, Inc., allowing that organization to serve as fiduciary to manage execution of the grant agreement and associated scope of work; now

**THEREFORE BE IT RESOLVED**, that the staff of HDAB is authorized and directed to submit the above mentioned application totaling not more than \$82,000.00 to the SHPO, MEDC, for consideration of funding, and that upon approval is hereby authorized to submit a grant application to the SHPO, MEDC, the Director of the City Planning Commission and HDAB shall be authorized to sign the contract and any necessary amendments to the contract.



CITY OF DETROIT  
OFFICE OF THE CHIEF FINANCIAL OFFICER  
OFFICE OF DEVELOPMENT AND GRANTS

COLEMAN A. YOUNG MUNICIPAL CENTER  
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DETROIT, MICHIGAN 48226  
PHONE: 313 • 628-2158  
FAX: 313 • 224 • 0542  
WWW.DETROITMI.GOV

### Grant Application Request Form (GARF)

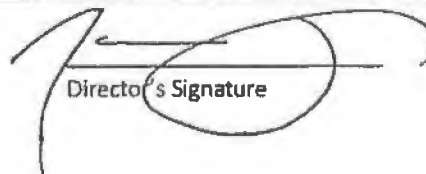
In order to secure the Office of Development and Grants (ODG) approval required under Section 18-4-2 of the Detroit City Charter, this form is to be filled out by City Departments as soon as possible upon learning of an opportunity that the Department would like to pursue. This form must be signed and submitted not later than 20 business days prior to the application deadline.

Please submit this form to the following ODG staff: Sajjiah Parker, Assistant Director, at [ParkerSa@detroitmi.gov](mailto:ParkerSa@detroitmi.gov).

City Department	Historic Designation Advisory Board
Date	9/19/2019
Department Contact Name	Jennifer Reinhardt
Department Contact Phone	224-9711
Department Contact Email	reinhardtj@detroitmi.gov
Grant Opportunity Title	Certified Local Government Grant
Grant Opportunity Funding Agency	Michigan State Historic Preservation Office
Web Link to Opportunity Information	<a href="http://www.michigan.gov/shpo">www.michigan.gov/shpo</a>
Award Amount (that Department will apply for)	\$82,000
Application Due Date	10/1/2019
Anticipated Proposed Budget Amount	\$82,000
Match Requirement Amount	\$0
Source of Match (Include Appropriation Number, Cost Center, and Object Code)	n/a
List of programs/services/activities to be funded and the Budget for each Sample: - ABC Afterschool program: \$150,000 - XYZ Youth leadership program: \$100,000 - Salary/Benefits: \$95,000 - Supplies: \$5,000	Construction Services - \$82,000
Brief Statement of Priorities/Purpose for the Application Sample: To support expansion of promising youth development programs in MNO neighborhood.	To repair selected area of flooring on the third floor of the Ford Piquette Avenue Plant.
Key Performance Indicators to be Used to Measure the Programs/Services/Activities Sample: # of kids newly enrolled in ABC and XYZ % of kids from ABC who demonstrate improved educational performance	Repair selected area of flooring on the third floor of the Ford Piquette Avenue Plant to comply with the Secretary of Interior's Standards for Rehabilitation.

Janese Chapman

Director's Name (Please Print)



Director's Signature

9/19/19

Date



CITY OF DETROIT  
OFFICE OF THE CHIEF FINANCIAL OFFICER  
OFFICE OF DEVELOPMENT AND GRANTS

COLEMAN A. YOUNG MUNICIPAL CENTER  
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DETROIT, MICHIGAN 48226  
PHONE: 313 • 628-2158  
FAX: 313 • 224 • 0542  
WWW.DETROITMI.GOV

21

September 17, 2019

The Honorable Detroit City Council  
**ATTN: City Clerk Office**  
200 Coleman A. Young Municipal Center  
Detroit MI 48226

**RE: Authorization to submit a grant application to the Michigan State Historic Preservation Office (SHPO) for the FY 2020 Certified Local Government (CLG) Program Grant**

The Detroit Historic Designation Advisory Board is hereby requesting authorization from Detroit City Council to submit a grant application to the Michigan State Historic Preservation Office (SHPO) for the FY 2020 Certified Local Government (CLG) Program Grant. The amount being sought is \$50,000.00. There is no match requirement for this grant. The total project cost is \$50,000.00.

The FY 2020 Certified Local Government (CLG) Program Grant will enable the department to:

- Conduct an intensive architectural/historical survey of the North End neighborhood properties

We respectfully request your approval to submit the grant application by adopting the attached resolution.

Sincerely,

Ryan Friedrichs  
Director, Office of Development and Grants

CC:  
Katerli Bounds, Deputy Director, Grants  
Sajjiah Parker, Assistant Director, Grants

CITY CLERK 2019 OCT 11 AM 11:05

**RESOLUTION**

**Council Member** \_\_\_\_\_

**WHEREAS**, the Detroit Historic Designation Advisory Board has requested authorization from City Council to submit a grant application to the Michigan State Historic Preservation Office (SHPO), for the FY 2020 Certified Local Government (CLG) Program Grant, in the amount of \$50,000.00, to conduct an intensive architectural/historical survey of the North End neighborhood properties; now

**THEREFORE BE IT RESOLVED**, the Detroit Historic Designation Advisory Board is hereby authorized to submit a grant application to the Michigan State Historic Preservation Office (SHPO).





CITY OF DETROIT  
OFFICE OF THE CHIEF FINANCIAL OFFICER  
OFFICE OF DEVELOPMENT AND GRANTS

COLEMAN A. YOUNG MUNICIPAL CENTER  
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DETROIT, MICHIGAN 48226  
PHONE: 313 • 628-2158  
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### Grant Application Request Form (GARF)

In order to secure the Office of Development and Grants (ODG) approval required under Section 18-4-2 of the Detroit City Charter, this form is to be filled out by City Departments as soon as possible upon learning of an opportunity that the Department would like to pursue. This form must be signed and submitted not later than 20 business days prior to the application deadline.

Please submit this form to the following ODG staff: Sajjiah Parker, Assistant Director, at [ParkerSa@detroitmi.gov](mailto:ParkerSa@detroitmi.gov).

City Department	Historic Designation Advisory Board
Date	9/9/2019
Department Contact Name	Jennifer Reinhardt
Department Contact Phone	224-9711
Department Contact Email	reinhartj@detroitmi.gov
Grant Opportunity Title	Certified Local Government Grant
Grant Opportunity Funding Agency	Michigan State Historic Preservation Office
Web Link to Opportunity Information	<a href="http://www.michigan.gov/shpo">www.michigan.gov/shpo</a>
Award Amount (that Department will apply for)	\$50,000
Application Due Date	10/1/2019
Anticipated Proposed Budget Amount	\$50,000
Match Requirement Amount	\$0
Source of Match (Include Appropriation Number, Cost Center, and Object Code)	n/a
List of programs/services/activities to be funded and the Budget for each Sample: - ABC Afterschool program: \$150,000 - XYZ Youth leadership program: \$100,000 - Salary/Benefits: \$95,000 - Supplies: \$5,000	Consultant Services - \$50,000
Brief Statement of Priorities/Purpose for the Application Sample: To support expansion of promising youth development programs in MNO neighborhood.	To conduct an intensive level architectural/historical survey of the North End neighborhood.
Key Performance Indicators to be Used to Measure the Programs/Services/Activities Sample: # of kids newly enrolled in ABC and XYZ % of kids from ABC who demonstrate improved educational performance	Every property within the defined boundaries will be identified and evaluated with regards to eligibility of individual properties and districts for the National Register of Historic Places. The final report is intended to serve as a basis for nominations to the National Register of Historic Places, Section 106 Review, historic tax credit certifications, local historic district designations, and further preservation planning

Janese Chapman

Director's Name (Please Print)

Director's Signature

9/16/19

Date



CITY OF DETROIT  
PLANNING AND DEVELOPMENT DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE SUITE 808  
DETROIT, MICHIGAN 48226  
(313) 224-1339 • TTY:711  
(313) 224-1310  
WWW.DETROITMI.GOV

22

October 10, 2019

Detroit City Council  
1340 Coleman A. Young Municipal Center  
Detroit, MI 48226

**RE: Property Sale  
2228 Indiandale, Detroit MI 48238**

Honorable City Council:

The City of Detroit, Planning and Development Department ("P&DD") has received an offer from Chudnow Properties Investment L.L.C. (the "Purchaser"), to purchase certain City-owned real property at 2228 Indiandale (the "Property") for the purchase price of Twenty Five Thousand and 00/100 Dollars (\$25,000.00).

Chudnow Properties Investment L.L.C. proposes to utilize the property as parking for their adjacent building at 2251 W Davison. Currently, the property is within a B4 zoning district (General Business District). Chudnow Properties Investment L.L.C. proposed use of the Property shall be consistent with the allowable uses for which the Property is zoned.

We request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD, or his or her authorized designee to execute a quit claim deed and such other documents as may be necessary or convenient to effect a transfer of the Property by the City to Chudnow Properties Investment L.L.C..

Respectfully submitted,

Katharine G. Trudeau  
Deputy Director

cc: Stephanie Washington, Mayor's Office

CITY CLERK 2019 OCT 21 09:41:09

## RESOLUTION

BY COUNCIL MEMBER \_\_\_\_\_

**NOW, THEREFORE, BE IT RESOLVED**, that Detroit City Council hereby approves of the sale of certain real property at 2228 Indiandale, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Chudnow Properties Investment L.L.C. (the "Purchaser") for the purchase price of Twenty Five Thousand and 00/100 Dollars (\$25,000.00).

**RESOLVED**, that the Director of the Planning and Development Department, or his or her authorized designee, is authorized to execute a quit claim deed and other such documents necessary or convenient to effect transfer of the Property to the Purchaser consistent with this resolution; and be it further

**RESOLVED**, that the following Property Sales Services Fees be paid from the sale proceeds pursuant to the City's Property Management Agreement with the Detroit Building Authority ("DBA"): 1) Two Thousand Five Hundred and 00/100 Dollars (\$2,500.00) shall be paid to the DBA from the sale proceeds, 2) One Thousand Two Hundred Fifty 00/100 Dollars (\$1,250.00) shall be paid to the DBA's real estate brokerage firm from the sale proceeds and 3) customary closing costs up to Two Hundred and 00/100 Dollars (\$200.00) shall be paid from the sale proceeds; and be it further

**RESOLVED**, that the P&DD Director, or his or her authorized designee, is authorized to execute any required instruments to make and incorporate technical amendments or changes to the quit claim deed (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

**RESOLVED**, that the quit claim deed will be considered confirmed when executed by the P&DD Director, or his or her authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibit A)

**EXHIBIT A**

**LEGAL DESCRIPTION**

Property situated in the City of Detroit, Wayne County, Michigan, described as follows:

N INDIANDALE PT OF N W 1/4 OF N E 1/4 OF 1/4 SEC 14, T T A T DESC AS FOLS BEG  
AT N W CORNER INDIANDALE & 14TH AVES TH S 87D 57M W 134.76 FT TH N 21D 08M  
W 133 FT TH N 61D 44M E 102.65 FT TH S 28D 47M E 191.50 FT TO P O B 8/-- 134.76 IRREG

a/k/a 2228 Indiandale  
Tax Parcel ID 08004371-83

Description Correct  
Engineer of Surveys

By: \_\_\_\_\_  
Basil Sarim, P.S.  
Professional Surveyor  
City of Detroit/DPW, CED



CITY OF DETROIT  
PLANNING AND DEVELOPMENT DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE SUITE 808  
DETROIT, MICHIGAN 48226  
(313) 224-1339 • TTY:711  
(313) 224-1310  
WWW.DETROITMI.GOV

23

October 10, 2019

Detroit City Council  
1340 Coleman A. Young Municipal Center  
Detroit, MI 48226

**RE: Sale of Real Property at 5441 Charles**

Honorable City Council:

The City of Detroit Planning and Development Department ("P&DD") is in receipt of an offer from Abdulsalam Balawi ("Offeror") to purchase the above captioned property, 5441 Charles (the "Property"), for the amount of One Thousand Five Hundred and 00/100 Dollars (\$1,500.00).

The Property consists of vacant land measuring approximately 4300 square feet and zoned B4 (General Business District). The Property is adjacent to other properties owned by the Offeror at 5413 thru 5433 Charles. The Offeror proposes to clear all debris, fence and utilize the property as greenspace. This use is permitted by right in a B4 zone.

We, therefore, request that your Honorable Body approve the sale and authorize the Director of the Planning and Development Department, or his or her authorized designee, to issue a quit claim deed to the Property and such other documents as may be necessary to effectuate the sale, with Abdulsalam Balawi for the amount of \$1,500.00.

Respectfully Submitted,

Katharine G. Trudeau  
Deputy Director  
Planning & Development Department

KT/ajm

cc: Stephanie Washington, Mayor's Office

CITY CLERK OCT 15 2019

## RESOLUTION

By Council Member \_\_\_\_\_

**WHEREAS**, the City of Detroit Planning and Development Department (“P&DD”) has received an offer from Abdulsalam Balawi (“Offeror”) requesting the conveyance by the City of Detroit of real property (the “Property”) at 5441 Charles, more particularly described in the attached Exhibit A; and

**WHEREAS**, the Property of vacant land measuring approximately 4300 square feet located in a B4 (General Business District) zone; and

**WHEREAS**, the Offeror proposes to fence and utilize the property as greenspace, which is permitted by right in a B4 zone;

**NOW, THEREFORE, BE IT RESOLVED**, that in accordance with the Offer to Purchase and the foregoing communication, the Director of the Planning and Development Department or his or her authorized designee, be and is hereby authorized to issue a quit claim deed to the Property, as more particularly described in the attached Exhibit A, and such other documents as may be necessary to effectuate the sale with Abdulsalam Balawi for the amount of **One Thousand Five Hundred and 00/100 Dollars (\$1,500.00)**; and be it further

**RESOLVED**, that the Director of the Planning and Development Department, or his authorized designee, be and is hereby authorized to execute any required instruments to make or incorporate technical amendments or changes to the deed and such other documents as may be necessary to effectuate the sale (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally;

**RESOLVED**, that the deed and such other documents necessary to effectuate the sale, will be considered confirmed when signed and executed by the Director of the Planning and Development Department, or his authorized designee, and approved by Corporation Counsel as to form.

**EXHIBIT A**

LAND IN THE CITY OF DETROIT, COUNTY OF WAYNE AND STATE OF MICHIGAN BEING:

N CHARLES LOTS 33 AND 34 TEPPERT & PATTERSON L46 P100 PLATS W C R 13/290  
43.82 IRREG

DESCRIPTION CORRECT

BY \_\_\_\_\_  
ENGINEER OF SURVEYS

A/K/A 5441 CHARLES  
WARD 13 ITEM 006891-2



CITY OF DETROIT  
PLANNING AND DEVELOPMENT DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE SUITE 808  
DETROIT, MICHIGAN 48226  
(313) 224-1339 • TTY: 711  
(313) 224-1310  
WWW.DETROITMI.GOV

24

October 10, 2019

Detroit City Council  
1340 Coleman A. Young Municipal Center  
Detroit, MI 48226

**RE: Property Sale  
10301 Mack, Detroit MI 48214**

Honorable City Council:

The City of Detroit, Planning and Development Department ("P&DD") has received an offer from Darius Conley (the "Purchaser"), to purchase certain City-owned real property at 10301 Mack (the "Property") for the purchase price of Nine Hundred and 00/100 Dollars (\$900.00).

Darius Conley proposes to utilize the property as parking for his adjacent building at 10307 Mack Ave. Currently, the property is within a B4 zoning district (General Business District). Darius Conley proposed use of the Property shall be consistent with the allowable uses for which the Property is zoned.

We request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD, or his or her authorized designee to execute a quit claim deed and such other documents as may be necessary or convenient to effect a transfer of the Property by the City to Darius Conley.

Respectfully submitted,

Katharine G. Trudeau  
Deputy Director

cc: Stephanie Washington, Mayor's Office

CITY CLERK 2019 OCT 11 AM 11:37



## RESOLUTION

BY COUNCIL MEMBER \_\_\_\_\_

**NOW, THEREFORE, BE IT RESOLVED**, that Detroit City Council hereby approves of the sale of certain real property at 10301 Mack, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Darius Conley (the "Purchaser") for the purchase price of Nine Hundred and 00/100 Dollars (\$900.00).

**RESOLVED**, that the Director of the Planning and Development Department, or his or her authorized designee, is authorized to execute a quit claim deed and other such documents necessary or convenient to effect transfer of the Property to the Purchaser consistent with this resolution; and be it further

**RESOLVED**, that the P&DD Director, or his or her authorized designee, is authorized to execute any required instruments to make and incorporate technical amendments or changes to the quit claim deed (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

**RESOLVED**, that the quit claim deed will be considered confirmed when executed by the P&DD Director, or his or her authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibit A)

**EXHIBIT A**

**LEGAL DESCRIPTION**

Property situated in the City of Detroit, Wayne County, Michigan, described as follows:

N MACK LOT 10 CHAS BEWICKS SUB L24 P80 PLATS, W C R 21/531 39.15 IRREG

a/k/a 10301 Mack  
Tax Parcel ID 21001200.

Description Correct  
Engineer of Surveys

By: \_\_\_\_\_  
Basil Sarim, P.S.  
Professional Surveyor  
City of Detroit/DPW, CED